

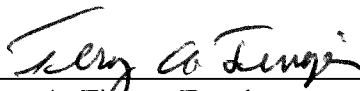
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

I, Terry A. Finger, Esquire do hereby state that:

1. I serve as general counsel for Westbury Park Residential Association, Inc.
2. This Affidavit is made to record the attached Westbury Park Rules and Fines in order to meet the requirements of South Carolina Code §27-30-110, et seq. known as The South Carolina Homeowners Association Act which amended Title 27 of the 1976 Code of Laws of South Carolina.

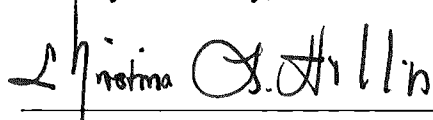
FURTHER AFFIANT SAYETH NOT.



Terry A. Finger, Esquire

SWORN to before me this

11th day of January, 2019.



Christina L. Hollis
Notary Public for South Carolina
My Commission Expires: August 8, 2021



Westbury Park

The Westbury Park Covenants and By Laws dictate certain rules for the overall good of the community. In addition, certain rules may be imposed by the Westbury Park Board of Directors. As property owners in Westbury Park, you have agreed to follow those rules. Owners are responsible for making their tenants aware of the rules, preferably by including them in the lease.

Please be advised that when a violation occurs, one warning will be issued. If the issue is not resolved within 10 days (including weekends) of the date of the warning, the fine will be applied to the owner's ROA account. The fine will continue to be "re-issued" every 10 days (including weekends) for a total of 30 days (or three fines). At the end of the 30 day period, the Association will have the issue remedied (vehicle towed, landscape maintenance performed, etc.) and the expense of doing so will be billed to the owner's ROA account. A photograph or photographs will be placed in your file to illustrate the nature of the offense, where applicable. The most common offenses and the fines to be issued are listed below. (Other infractions and repeat offenses will be handled on a case by case basis.) The Board of Directors reserves the right to alter the amount of any fine.

In the case of Posting of "For Sale" or "For Rent" Signs, OR Improper Use of Patios, Porches, Lawns as Storage Areas, the period to resolve the issue is 24 hours. Repeat offenses will result in an automatic fine for each offense with no warning issued.

If you are unable to meet the time restraints imposed, please contact Deanna Anderson to discuss the possibility of a deadline extension. Be prepared to give a specific date that the violation will be resolved and the reason for the delay. In *extreme* circumstances a deadline extension may be approved.

INSUFFICIENT LANDSCAPE MAINTENANCE OF BEDS, SIDE YARD OR BACK YARD	\$ 75.00
POSTING OF "FOR SALE" OR "FOR RENT" SIGN	\$ 75.00
IMPROPER USE OF PATIOS, PORCHES, LAWNS AS STORAGE AREAS	\$ 25.00
PARKING/STORAGE OF A BOAT, TRAILER, COMMERCIAL VEHICLE OR UNLICENSED/INOPERABLE VEHICLE OR PARKING IN A MANNER THAT IMPEDES TRAFFIC FLOW OR OWNER ACCESS	\$ 50.00
USE OF REGENT PARK FACILITIES WITHOUT COMMITTEE APPROVAL OR REQUIRED DEPOSITS	\$250.00
IMPROPER PLACEMENT OF SATELLITE DISH OR SIZE OF DISH EXCEEDS LIMIT	\$ 25.00
INSUFFICIENT MAINTENANCE OF STRUCTURE(S)	\$100.00

In addition, please be advised that the Architectural Review Committee must approve any change in the outward appearance of your property. Failure to obtain approval may result in a fine, as well as restoration of the property to its original state, at the owner's expense.

As provided for in the Covenants, you may present a written request for a hearing to the Board of Directors during the initial 10-day period following the notice of the violation, if you wish to appeal. If a request for a hearing is not received by the Board of Directors or the situation is not remedied within 10 days of the date of notice, the fine will be imposed and the owner will forfeit all rights of appeal.