

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Fernlakes Home Owners Association

The attached documents are being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et. seq., South Carolina Code of Laws (1976), as amended.

1. Fernlakes HOA Rules and Regulations (October 2018)
2. Fernlakes HOA Schedule of Fines (October 2018)
3. Fernlakes HOA Traffic Enforcement (November 2018)

Fernlakes Home Owners Association

By: David R. Brown

DAVID R. BROWN

(Printed name)

Its: Secretary

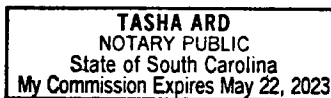
SWORN TO BEFORE ME

On this 11 Day of January, 2019.

Tasha Ard

Notary Public for South Carolina

My Commission Expires: May 22, 2023



FERNLAKES HOA

Homeowners Association

Rules, Regulations and Enforcement

Adopted October 18, 2018

These Rules and Regulations have been adopted and published by the Board of Directors of the Fernlakes Homeowners Association. These rules apply to, and govern the actions of, all homeowners, tenants, guests, and all other persons occupying the property.

These rules and fines are effective as of the adoption date listed at the bottom of the page until revised or revoked by the Board of Directors. All terms used herein shall have the same meaning ascribed to such terms(s) by the Association Covenants and Bylaws. The Board of Directors and/or the management agent has full authority to enforce these rules and regulations, and to impose fines according to the attached schedule.

1. **Residential Use** – No lot shall be used for any other purpose than as a single-family residence. No trade or business of any kind or character shall be permitted upon any of the property.
2. **Temporary Buildings** – No structure of a temporary character, including, but not limited to, tents, shacks, garages, barns, mobile homes, trailers, tree houses, shall be placed on any lot at any time, either temporarily or permanently.
3. **Animals** - No animals, livestock, fowl, horses, goats, swine of any type shall be kept or housed on the property except household pets. No animals of any type shall be bred or raised for sale. Keep your dog on a leash while off your property, and clean up after your animal.
4. **Nuisances** – “No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood.”
 - a.) No person shall make or permit any noise that will disturb or annoy the comfort and convenience of others. Beaufort County ordinance states noises must cease between 10 p.m. and 7 a.m.
 - b.) No area shall be maintained in a manner that will detract from the natural beauty of the property. Holiday decorations must be removed no later than 30 days after a holiday. The landscaping around your home shall be maintained on a regular basis.
 - c.) All vehicles shall be parked in driveways, or garages. No overnight parking in the streets or parking on the grass is permitted. Abandoned or inoperable vehicles shall not be left on your property or in the storage area. No recreational or other vehicle larger than a standard pickup truck or van shall be parked in any driveway overnight.
 - d.) No bicycles, boats, jet skis’ shall be maintained on any lot outside an enclosed structure. Boats or vessels in excess of 18’ may not be stored on your property. Boats and vessels

less than 18' shall be screened in such a way that they are not visible from the street or from any other residential lot.

- e.) No trash, trash cans, rubbish, debris, junk, stored materials, or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure. All properties must be kept free of any weeds, underbrush, or other unsightly growth. Clothing may not be strung to dry outside your home in any area that is visible from the road or neighboring residences.
 - f.) No one shall burn rubbish or trash, detonate any explosives, discharge firearms, air guns, bows and arrows, sling shots or the like.
 - g.) Power washing- Please keep exterior clean of mildew and staining. To include but not limited to home, fencing, shed, patio pad, driveway, sidewalks, roof etc.
5. **Landscaping**- Maintain a clean and neat appearance though out the exterior of the home. To include, but not limited to mowing, repairing grass as needed, pruning, remove vines growing on house and in gutters etc.
 6. **Storage Receptacles** – No fuel tanks or similar storage receptacles may be exposed to view. Any air conditioning compressors or pool pump equipment shall not be visible from the street or another residential lot.
 7. **Hunting** – No hunting of any kind is permitted on the property.
 8. **Use of Common Properties** – Motorized boats and jet skis' are not permitted in the lagoon. Boats in the lagoon must be limited to small paddle boats, small sailboats, electric powered boats, canoes or kayaks. Swimming is not allowed in the lagoons. Owners shall be responsible for any repairs deemed necessary by the Board of Directors for destruction to common property, which was caused by the owner their tenant or guest.
 9. **Architectural Improvements** – Any requests for improvements, alterations, or additions to your property must be submitted to the Architectural Restrictions Board (ARB).

FERNLAKES HOA

Homeowners Association

Pool Rules and Regulations

Use of the pool shall be subject to the following Rules and Regulations:

1. Use of the pool facilities at any time is at the swimmer's own risk.
2. Pool hours are between the hours of 7:00 a.m. and 9:00 p.m. Swimming is permitted only during open hours of the pool.
3. Children under sixteen (16) years of age are permitted to use the pool facilities only if accompanied and supervised by an adult.
4. Showers are required prior to entering the pool to remove all suntan oils, lotions, and sand.
5. Glass objects, drinking glasses, and sharp objects are not permitted in the pool area.
6. All swimmers must wear swimming attire. Cut-off jeans, and Bermuda shorts are not considered appropriate swimwear.
7. Children wearing diapers are not permitted in the pool, although swimwear diapers are permitted (like Little Swimmers).
8. Running, ball playing, and noisy or hazardous activity is not permitted in the pool area. Pushing, dunking, and dangerous games are not permitted.
9. Snorkeling equipment, other than a mask, may not be used in the pool area except as part of an organized course of instruction when approved in advance by the Board.
10. Radios may only be used at a low volume or with earphones.
11. All persons using the pool area are urged to cooperate in keeping the area clean by properly disposing of towels, cans, cigarettes, etc.
12. Removal of the safety line is not permitted.
13. The pool area is available for parties by reservation only and it is on a first come first come basis. Only one (1) party per day is permitted.