

Prepared By/Return To:
Mutterer Law Firm, LLC
PO Box 29
Bluffton, SC 29910

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)

AFFIDAVIT TO RECORD

IN RE: South Beach Village Bluff Apartments Horizontal Property Regime No. 53B a/k/a
 South Beach Village Bluff Apartments Horizontal Property Regime No. 54

I, Jannine M. Mutterer, Esquire, do hereby state that:

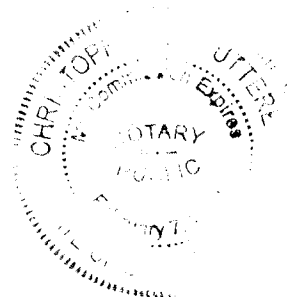
1. I serve as general counsel for South Beach Village Bluff Apartments Horizontal Property Regime No. 53B a/k/a South Beach Village Bluff Apartments Horizontal Property Regime No. 54.
2. This Affidavit is made to record the following documents in order to meet the requirements of the South Carolina Code §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.
 - a. *Rules and Regulations for Owners and Guests, Bluff Villas Regime 54;*
 - b. *Owner Obligations Bluff Villas Regime 54;*
 - c. *Bluff Villas Regime 54 Renovation Agreement;*
 - d. *Bluff Villas Regime 54 Renovation Application; and*
 - e. *Bluff Villas Regime 54 Renovation Checklist.*

FURTHER AFFIANT SAYETH NOT.

Jannine M. Mutterer
Jannine M. Mutterer, Esquire

SWORN TO BEFORE ME THIS
4th day of April, 2026

[Signature]
Notary Public for South Carolina
My Commission expires 2/7/2033



Owner Obligations Bluff Villas Regime 54 (Building 4)

Dear Fellow Resident:

The Board of Directors of Bluff Villa Regime 54 welcome you as new owners in Building 4. As stewards of our building, we would like to help familiarize you with the rules and regulations that protect our property.

Renovation Rules

The Bluff Villa Regime 54 By-laws and Covenants that were shared with you at closing and are available on our Regime Management Company's website ([IMC Resort Services, Inc.](#)) require owners to notify the regime in writing any time renovation work is undertaken in a unit. Please be aware that other requirements may apply through Sea Pines Community Services Association, the Town of Hilton Head and Beaufort County.

*The attached **Renovation Application, Checklist and Renovation Agreement** are required to be submitted to the Regime any time renovation work is planned and before work is started in your unit.*

Work commenced and/or completed without having received the necessary approvals and permits from Bluff Villa Regime 54, Sea Pines Community Services Associates, The Town of Hilton Head or other applicable governing authorities, properly displayed, will be subject to a stop-work order, possible fines, removal of any unauthorized modifications and/or restoration of property.

Property Owner and Guest Rules and Regulations

The common areas in the Bluff Villas belong to a diverse group of owners and are governed by not only our regime, but also by other Bluff Villa regime rules, Sea Pines Community Standards, Rules and Regulations, and ordinances established by the Town of Hilton Head and Beaufort County.

Attached is a summary set of ***Rules and Regulations for Owners and Guests***.

Other Owner Responsibilities

Bluff Villa condo owners must perform periodic maintenance work on their unit, which, if neglected, could cause damage to the regime's common property or another unit owner's condo or personal property. Condo owners are responsible for damages which may result from their failure to perform such repairs.

It is recommended that you give foremost consideration to the following items:

- Replace water heaters that are more than 10 years old.
- Know the location of your hot and cold water shut-off valves and replace any old valves with copper ball valves.
- Replace all flexible plumbing hoses and connections such as washing machine hoses, toilet water supply lines, sink water supply lines and ice-maker hoses with stainless steel braided hoses.
- Follow a quarterly regimen of cleaning the HVAC drain line.

We appreciate your attention to these matters. If you should any questions, need any further clarification, or require other documents, please feel free to contact us.

Bluff Villas Regime 54
c/o IMC Resort Services, Inc.
Attn: Bill Gephart
2 Corpus Christi Ste 302
Hilton Head, SC 29928

Email: Bill@IMCHHI.com