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BEAUFORT COUNTY SC - ROD
BK 3728 Pgs 2478-2485
FILE NUM 2019001821
01/10/2019 09:13:26 AM
REC'D BY pbaxley RCPT# 917554
RECORDING FEES \$14.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Harbourside I and II Owner's Association

The attached document is 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.

Harbourside I and II Owner's Association

By: *Camille Holleman*
Camille Holleman
(Printed name)

Its: Authorized Representative/Management Agent

SWORN TO BEFORE ME THIS
9th day of January, 2019
[Signature]
Notary Public for South Carolina
My commission expires 10/22/28

Harbourside I & II

Rules and Regulations

1. Each unit owner shall keep his unit in a good state of preservation and cleanliness. Nothing can hang or fall from the windows or doors. Nothing should be swept or thrown into common areas.
2. Nothing can be hung from or placed on the balcony railings, such as, towels or plants.
3. The parking areas, entrances, elevators, stairs, hallways and landings must not be obstructed or encumbered or used for any purpose other than ingress and egress. For example no bicycles may be left in the hallways.
4. Unit owners shall not cause or permit any disturbing noises or objectionable odors to be produced upon or to emanate from their units.
5. Unit owners shall not permit or keep in their unit any flammable, combustible or explosive material, chemical or substance.
6. Nothing may be affixed to the exterior of the building without the prior written consent of the Board of Directors.
7. All window and door coverings must have a neutral backing, unless otherwise approved by the Board of Directors.
8. No one is permitted to access the roof other than roof and air conditioning repair personnel.
9. Nothing may be stored in common areas without prior approval by the Board of Directors.

10. No one may maintain any pets which cause distress to co-owners through barking, biting, scratching or damaging of property. Pets must be leashed when in common areas and must be cleaned up after.
11. Unit owners are responsible for the behavior of their renters and/or guests.
12. The Board has the right to levy fines for the purpose of enforcing the Association rules.

Rules for Harbourside I & II Interior Work

1) All contract work conducted at Harbourside I & II that requires a Town of Hilton Head permit would also require a submittal fee.

2) A submittal fee of \$1,075 is required prior to the start of work. Please submit one check payable to Harbourside I & II for \$1,000.00 and one check payable [REDACTED] for \$75.00. Upon final inspection, if all is satisfactory, \$1000 of the fee will be returned. \$75.00 will be used to cover administrative and inspection costs. Please note it is the responsibility of the owner to notify [REDACTED] that the work has been completed.

Please note that if no Work Authorization is obtained the owner will be fined \$500.00 in addition to the submittal fee.

3) All plans must be submitted [REDACTED] prior to work commencing. These plans must be approved by the building consultant.

4) A list of all sub-contractors must be supplied to the regime prior to work commencing.

- 5) The contractor must remove all debris from the premises.

- 6) Nothing is to go down the garbage chute. The waste company will not pick-up construction debris and the owner will be fined \$300 if the waste company discovers that there is construction debris in the Harbourside I & II dumpsters or cans.

- 8) Contractors are not permitted to use Harbourside luggage carts under any circumstances.

- 9) Anything that falls is to be cleaned up.

- 10) When using the elevators they must not be overloaded and they must be cleaned by the contractor before leaving each day.

- 11) No trailers are allowed to be on the Harbourside property, other than for quick loading and unloading.

- 12) The owner will be charged for any needed repairs or clean up of the common property necessitated by their contractor. These charges will be taken out of the Work Authorization deposit, or will be billed to the owner's account if they are in excess of the deposit.

- 13) No work is to be done between the hours of 5:00pm and 8:00am. No work is to be done on Saturday or Sunday. This does not apply to emergency repair work.

14) No major renovation work is to be done from April 1st through April 20th or from May 20th through September 15th. This does not apply to emergency repair work.

15) If the rules are not followed, fines will be issued to the owner and the privilege to work at Harbourside will be revoked until the fine is paid.

Harbourside I & II

Remodeling Work Notification Form

Unit Number: _____

Unit Owners: _____

Rental Agent (if applicable): _____

Estimated start date: _____

Estimated completion date: _____

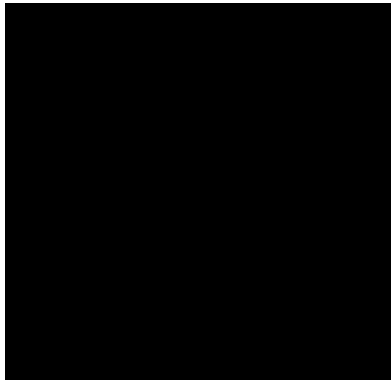
Contractors who will be working in unit: _____

Person to contact in the event of a problem: _____

Phone number of contact: _____

Please submit a description of the work to be done in the unit, along with the corresponding plans if applicable. You must contact [REDACTED] when the work has been completed.

Please submit two checks with your application, one for \$1,000.00 made out to Harbourside I & II, and one for \$75.00 [REDACTED]. Upon completion of the work, if no damage to common areas has occurred, your check for \$1,000.00 will be returned to you.



8.27 Window Requirements are also filed.

HARBOURSIDE I & II
APPROVED REPLACEMENT WINDOWS
(Established May 2016)

Approved Manufacturers

- PGT Industries 5500 Vinyl Impact Series
- Jeld-Wen Premium Atlantic Vinyl Impact Product
- Viwinco Windows- Vinyl Impact

Basic Window/Door Construction and Exterior Color and Finish

- All-Vinyl Windows and Sliding Patio Doors
- Exterior Color – Bronze
- Laminate Applied Exterior Color Finish by PGT Industries+Viwinco
- Painted Vinyl Surface by Jeld-Wen
- Extruded Aluminum Bronze Screen Frames with Better View Screen Mesh

Note: Interior product color options vary between manufacturers. The industry standard is white on the interior. If bronze, beige or woodgrain interior is desired, only PGT has these as options as of this date.

Window Configurations

- Single Hung
- Double Hung (PGT +Viwinco)
- Horizontal Slider
- Fixed Glass direct Glaze
- Casement

Patio Doors

- 2 Panel Slider
- Exterior lock handle finish to be black or bronze

Structural and Wind-Borne Debris Requirements per Town of HHI Building Code

- Design Pressure – Minimum of 50
- Impact Zone 3 Laminated Hurricane Glass – Minimum

Energy Requirements

- U-Factor .50 – Minimum
- Solar Heat Gain Co-Efficient .30 – Minimum

Safety Requirements

- Tempered Glass as Required by Town of HHI Building Code
- Window Opening Control Device as Required by Town of HHI Building Code

Suppliers

- Briarwood Millwork - Jim Nowak (843) 290-5661
- Espy Lumber Co. – Jeff Brown (843) 247-7343

Installers (Recommendations)

- Task Services (843) 226-0050
- PCT Services (843) 384-1200
- Crossroads (843) 301-3805

*All Contractors work is not verified through the regime. Any professional General Contractor with appropriate licensing can be approved or denied from the Board of Directors. Please send listed contractor information as part of the required renovation forms.