

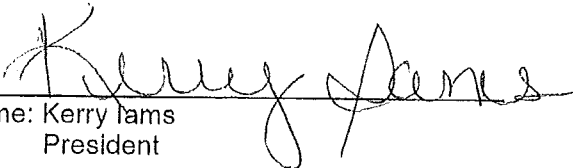
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) AFFIDAVIT TO RECORD

RE: **The Farm at Buckwalter Homeowner's Association, Inc.**

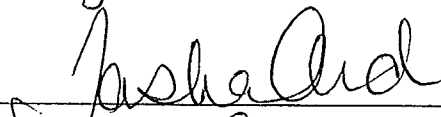
The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. Seq., of the South Carolina Code of Laws 1976, as amended.

1. Schedule of Fines (Revised 2021)
2. Pool Rules and Regulations (Revised 2021)

The Farm at Buckwalter Homeowner's Association, Inc.

By: 
Name: Kerry Iams
Its: President

SWORN to before me this 23 day
of August, 2021.


Notary Public for SC
My Commission Expires: May 22, 2023

TASHA ARD
NOTARY PUBLIC
State of South Carolina
My Commission Expires May 22, 2023

THE FARM

A T B U C K W A L T E R

POOL RULES AND REGULATIONS

GENERAL INFORMATION

- There will be no lifeguard on duty at any time. All homeowners and their guests will **SWIM AT THEIR OWN RISK**.
- The Association will issue one (1) electronic pool fob per residence. Lost fobs may be replaced at the management office. There is a \$50 replacement fee.
- Electronic pool fobs are activated if the homeowner is a member in good standing and all association dues are current.
- Each homeowner is responsible for discarding their own trash in the designated trash receptacles.
- The pool is only open during posted hours. Entry after hours will be considered trespassing and charged accordingly.
- A first aid kit is available by the pump house.
- The emergency (911 direct) phone is located in the cove of the Farmers Rest clubhouse.
- Each homeowner is responsible to check that their fob is functioning properly. If your fob is not working, the pool monitor on duty cannot assist you. The homeowner must contact the management company. If your fob was deactivated due to an unpaid balance, the homeowner is responsible for contacting management to notify them the account has been satisfied and to request reactivation. Reactivation may take up to 48 hours. If the fob is not functioning due to an electronic error, management will do their best to remedy as soon as possible.
- Enforcement Powers at The Farm Pool: The board of directors and/or management company shall have the final authority to enforce all rules and may eject any person failing to observe the rules or otherwise conducting themselves improperly.

Any questions, concerns, or maintenance issues regarding the pool/recreation area should be referred to the management company in writing.

RULES AND REGULATIONS

1. No horseplay (running, pushing, dunking, or excessive splashing) is permitted.
2. With the exception of “service animals” and “emotional support animals”, as defined by applicable federal law, no pets, nor bicycles, skateboards, hoverboards, or rollerblades shall be allowed within the pool area.

3. Parents/legal guardians are responsible for the safety and conduct of children at all times. In order to ensure safety, a competent swimmer must accompany children under sixteen (16) years of age at all times. IDs will be required by the pool monitor to verify age.
4. Only six (6) persons will be allowed per fob. Homeowners are responsible for the conduct of their tenants and guests. A homeowner or it's tenants must accompany their guests at all times within the pool or recreation complex.
5. Alcohol is not permitted in the pool complex. Coolers may be checked by the pool monitor and refused entry into the complex if alcohol is present.
6. No portable grills are allowed in the pool complex.
7. No glass or breakable containers of any kind are allowed in the pool complex at any time. This includes glass baby bottles.
8. Food and drinks are only permitted in designated areas. Neither food, nor drinks with the exception of water, are permitted within five (5) feet of the water's edge.
9. All trash must be discarded in the designated trash receptacles.
10. Parties or lessons of any kind are not permitted at the pool or recreation complex.
11. No decorations of any kind are permitted inside the pool complex.
12. The use of radios, audio devices, speakers, and/or musical instruments is limited to headphones only.
13. Smoking is only permitted in the designated smoking area. In accordance with South Carolina Law, no one under age eighteen (18) will be permitted to smoke in the pool complex.
14. Appropriate swimwear is required at all times. Shorts, pants, or cut-offs are not permitted in the pool water. Tee shirts may be worn in the pool over approved swimwear.
15. Floatation devices are not permitted in the pool except for use of Coast Guard approved floatation devices worn by persons with disabilities and under direct adult supervision. Floating devices for children (such as "swimmies" or tubes) will be allowed only with direct adult supervision.
16. No frisbees, soccer balls, footballs, or other hard balls shall be used or thrown within the pool complex.
17. The use of life saving equipment is for emergencies only.
18. If the pool monitor requests pool users to leave the pool complex due to danger of weather or for any other instance, pool users are required to comply immediately.
19. Sharing your pool fob/assisting a person into the pool complex who is not allowed access will result in loss of pool privileges.

HEALTH RULES

1. Admission shall be refused to anyone having communicable diseases, wearing bandages, or having skin abrasions, colds, coughs, extremely inflamed eyes, infections, open sores, excessive sunburn, nasal or ear discharges.
2. Any person who is incontinent or who is not fully potty trained must wear approved swim diapers or waterproof pants. No disposable diapers (Pampers, Huggies, etc.) are allowed to be worn in the pool.

3. With the exception of “service animals” or “emotional support animals”, as defined by applicable federal law, pets are prohibited in the pool complex. Appropriate documentation regarding “service animals” or “emotional support animals” is required.
4. Swimmers are encouraged to take a soap shower in the bathhouse before entering the pool. Suntan lotion should be removed prior to entering the pool.

VIOLATIONS

Violation of any pool rule listed above will result in the following:

- First Violation: Warning
- Second Violation: \$250 fine and loss of pool use for 30 days
- Third Violation: \$500 fine and loss of pool use for the remainder of the season
- Each Additional Violation: \$1,000 fine per instance

If any damage is done as a result of breaking a rule above, the violator shall be responsible for the cost of the repair plus fines.

All fines levied by the Association and all costs associated with enforcing, collecting or defending these rules and regulations, including reasonable attorney fees, expenses and court costs, shall be the responsibility of the homeowner in violation and shall be collectible as specific assessments.

In case of emergency, call 911 – Fire/Police/Ambulance

The emergency (911 direct) phone is located in the cove of the Farmers Rest clubhouse.

*The Farm at Buckwalter, c/o IMC Resort Services, Inc.
2 Corpus Christie Place, Suite 302
Hilton Head Island, SC 29928
Phone (843)785-4775, Fax (843)785-3901*