

Prepared by and return to:
Minor, Haight & Arundell, P.C.
P.O. Drawer 6067
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

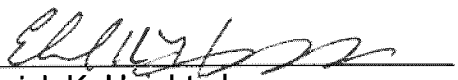
AFFIDAVIT TO RECORD

IN RE: Forest Beach Villas HPR Council of Co-Owners, Inc. a/k/a Forest Beach Villas

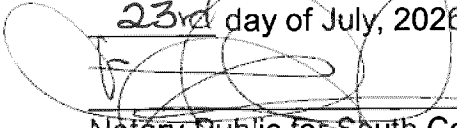
I, Ehrick K. Haight, Jr., do hereby state that:

1. I am an attorney licensed to practice law in the State of South Carolina.
2. The attached **Rules and Regulations** 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.
3. The attached **Rules and Regulations** amend and restate those Rules and Regulations recorded on February 19, 2025 in Book 4406 at Page 366, Beaufort County Records.

FURTHER DEPONENT SAYETH NOT.


Ehrick K. Haight, Jr.
Attorney for Forest Beach Villas HPR
Council of Co-Owners Association, Inc.
a/k/a Forest Beach Villas

SWORN TO BEFORE ME THIS
23rd day of July, 2026.


Notary Public for South Carolina
Name: Maria F. Lara
My Commission expires on: 6-30-32

MARIA F. LARA
Notary Public - State of South Carolina
My Commission Expires
June 30, 2032

Forest Beach Villas, HPR
Summary of Rules and Regulations (Revised June 2026)
FINES WILL BE ASSESSED FOR RULE VIOLATIONS

Welcome to Forest Beach Villas. Each villa is individually and privately owned. We hope you enjoy your stay, and we thank you for your cooperation in keeping our property clean and safe by observing the following rules:

1. **Parking Permits:** All vehicles must display a valid parking permit. Vehicles without a permit are subject to towing or immobilization at the owner's expense. A temporary permit is valid only if it clearly shows the villa number and duration of stay.
2. **Bicycles:** All non-rental bicycles must display an identification decal. Decals are available from the on-site manager.
3. **Prohibited Vehicles:** Boats, trailers, watercraft, recreational vehicles (RVs), and commercial vehicles are strictly prohibited and will be towed or immobilized at the owner's expense.
4. **Charging of Electric Vehicles:** Charging of electric-powered vehicles on property is prohibited. This includes, but is not limited to, scooters, electric bicycles, golf carts, and automobiles.
5. **Grills:** Grills of any kind are prohibited and illegal at Forest Beach Villas.
6. **Balconies:** Clothing, towels, and rugs may not be hung over balcony railings. Balconies are for outdoor furniture only. Bicycles, sports equipment, and similar items are not permitted on balconies.
7. **Noise Control:** Musical instruments, radios, televisions, etc. must be used in a manner that does not disturb others.
8. **Throwing Objects:** Throwing any objects from balconies, decks, or walkways is strictly prohibited. This includes cigarette butts and all litter.
9. **Feeding Birds:** Feeding birds from balconies or walkways is prohibited.
10. **Recreational Activities:** Playing with sports or recreational equipment in the atrium, corridors, elevators, or garage is prohibited. This includes, but is not limited to, balls, frisbees, rollerblading, skateboarding, bicycling, and scooters.
11. **Bicycle Storage (Rentals):** Rental bicycles must be stored in the designated racks at the front of the building. They may not be left at villa entrances, on balconies, or in common corridors.
12. **Corridors and Entrances:** Corridors and villa entrances must remain clear and clean. Personal belongings—including shoes, beach gear, and sports equipment—may not be left outside units.
13. **Pets:** Only owners may have pets on the property. All pets must be registered. Failure to comply will result in fines. All pet rules apply, including leashing, curbing, and proper disposal of pet waste. Noncompliance will result in a **\$50 cleanup fee per incident**, in addition to applicable fines. Owners must keep their pets' vaccinations current.
14. **Trash Disposal:** Trash chutes are located at both ends of the building and are for household garbage only. All garbage must be securely bagged, tied, and placed directly into the chute. Boxes are not permitted in the trash chutes.
15. **Pest Control:** Pest control service is provided for all villas. Owners and tenants must grant access to service technicians. Refusal of service is not permitted.

A **minimum fine of \$100 per incident** will be assessed for violations of these rules, as well as for acts of mischief, vandalism, or malicious behavior in common areas.

For lockouts or interior-related issues, contact your rental agent, owner, or a locksmith. To obtain vehicle hang tags, owner decals, or pet registration forms, contact IMC at frontdesk@imcresortservices.com or by phone 843-785-4775 ext. 100. The on-site manager is responsible for common areas only. A **\$50 per hour service fee** applies to non-regime-related calls during regular business hours.

Emergency (Only): 760-835-9135 **Site Office:** Villa #109

FINE SCHEDULE

Rule Violations	Pet Violations	Parking Violations
Other than Pet or Parking Violations	1 st Offense: \$100 per dog per day	1 st Offense: 24-hour tow notice
1 st Offense: \$100	2 nd Offense: \$200 per dog per day	After Notice: \$100 + cost of tow
Each Subsequent: \$300	Each Subsequent: \$500	