

STATE OF SOUTH CAROLINA

)

)

COUNTY OF BEAUFORT

)

AFFIDAVIT TO RECORD

IN RE: Evian Horizontal Property Regime

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. Evian, HPR – Community Rules & Regulations

Evian Horizontal Property Regime

By: *R.A. Frascarelli*

ROBERT FRASCARELLI

(Printed name)

Its: President

SWORN TO BEFORE ME

On this 2 Day of September, 2025.

Kathleen Smith

Notary Public for South Carolina

My Commission Expires:

KATHLEEN SMITH
Notary Public, State of South Carolina
My Commission Expires 10/20/2027

EVIAN, HPR COMMUNITY RULES & REGULATIONS

MISCELLANEOUS RULES

As a resident homeowner or tenant at Evian, HPR, it is your responsibility to contribute to the general well-being of every other occupant. In general, no nuisance shall be allowed upon any of the villas or the general or limited common elements by the residents of the property. No villa co-owner shall permit or suffer anything to be done or kept in his villa which will increase the rates of insurance on the building in which it is located.

No advertising, signs, billboards, unsightly objects or nuisance shall be erected, placed or permitted to remain on the property, nor shall the property be used in any way or for a purpose which may endanger the health of, or unreasonably disturb the owner of any villa or resident thereof. No business activities of any kind shall be conducted in any building or in any portion of the property.

No villa owner or renter shall be allowed to have or maintain any type of clothesline outside or on balconies or porches.

Window treatments must be conservative. White or off-white mini-blinds or shutters should be used. Curtains or draperies must show white or off-white facing to the street. Window grids and screens must be properly installed and maintained by the owner.

Sound systems and musical instruments must be kept at a reasonable level so they are not disturbing to neighbors.

VEHICLES

Only passenger autos in operating condition with current and effective license tags, inspection stickers and Shipyard decals may be parked in parking spaces adjacent to any of the buildings. The Board of Directors may cause any property stored or parked in violation hereof to be removed at the expense of the owner who parked or stored the same or whose family member, invitee, lessee, or guest parked and stored the same.

Handicapped spaces may only be obtained by those who have a doctor's certificate and a handicapped card in or on the auto.

Campers, boats, recreational vehicles and oversized vehicles such as do-it yourself moving trucks are not permitted inside the plantation without specific approval of Shipyard Security and may not be stored anywhere on the property.

Specific parking places are not designated for each villa. It is suggested, however, that residents use common sense and courtesy in parking and cooperate with occupants of their building.

No mechanical work may be performed on any vehicle within the plantation.

Please obey the 15 MPH speed limit.

BALCONIES AND PATIOS

Balconies and patios are outside living areas. They may not be used to store boxes, crates or excess furniture and they may not ever be used for drying laundry.

EVIAN, HPR COMMUNITY RULES & REGULATIONS

GRILLS

The International Fire Code states the following: "Open flame cooking devices such as charcoal burners or other open flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction."

The Hilton Head Fire Department has inspected EVIAN and determined that only a handful of the units (i.e. freestanding 3 bedroom units that are unattached to any other structure) would permit a grill on existing patios or balconies.

Open flame grills are not permitted within common areas. Common Areas

All outdoor areas within EVIAN are "common areas" and are not controlled by or associated with any particular unit.

Except as may be pre-approved in writing by the Landscape Chair Person or by a majority of the Board, no landscaping, planting, or gardening shall be done by any Owner or their agent, nor shall any fences, hedges or walls be erected or maintained upon said property.

Owners who fail to obtain such pre-approval shall be required to pay the cost of mitigating unapproved work.

POOL AND TENNIS/PICKLEBALL COURTS

Only owners, residents and authorized guests are permitted use of the Evian amenities. Rules will be posted in each area and are strictly enforced. NO PETS are permitted inside these areas.

WORK REQUESTS

Please direct any regime work requests or landscaping service requests to the Association Manager at the regime office. The office number is 843-785-3922. Email Evian@IMCHHI.com or fill out a paper request form at the onsite Maintenance Office.

EVIAN FEE PAYMENTS

All fees are due on the 1st of each month and made payable to EVIAN, HPR. Payments should be mailed to:

Evian, HPR
% IMC Resort Services, Inc. Processing Center
P.O. Box 95187
Las Vegas, Nevada 89193-5187

Please remember to indicate your VILLA NUMBER ON YOUR CHECK. Any payment not received by the 20th of the month will be charged a late fee of \$25. An additional charge of \$25 will apply each month it is delinquent. Should any villa owner fail to pay the Association or its representatives for any costs, charges or fees within 30 days, the Association or its representatives shall have the right to pursue legal action and the right to file a Notice of Lien against the villa and the villa owner.

EVIAN, HPR COMMUNITY RULES & REGULATIONS

MAINTENANCE RESPONSIBILITIES OF OWNERS

This is a brief list of items included in the owner's responsibilities for their condominium (this is not meant to be all inclusive).

- Window Glass
- Window Grids
- Window Screens
- Screen Doors
- Interior Plumbing
- Wall Coverings
- Floor Coverings
- Water Heaters
- Interior Electric
- All Appliances
- Heating and Air Conditioning Systems

Also, any damage caused to another villa or common area by the malfunction of any item owner is responsible for maintaining.

MAINTENANCE RESPONSIBILITIES OF EVIAN

- Exterior Structure of Buildings
- Water and Sewer Main
- Power Main
- Exterior Lighting of Common Areas
- Landscape and Grounds
- Waste Removal
- Maintain all common elements
- Repair of damage caused to the interior of a villa by the malfunction of any area the regime is responsible for maintaining.

PETS

Evian is a pet friendly community; however, pet owners are responsible for their pet's activities. Pets must be kept on a leash when outside. Pet owners must remove their pet's waste and waste must be disposed of properly. Only common household pets are permitted. Pet owners must ensure their pets do not become a nuisance or create any unreasonable disturbance. Pets may not be left unattended outside. Pet owners are cautioned not to take their pets too close to the lagoons as the lagoons are inhabited by alligators. Pets which display unacceptable behavior should be reported to Shipyard Security.

LAKES, LAGOONS AND WILDLIFE

Our lakes and lagoons are all inhabited by alligators. Extreme caution needs to be used when near any lake or lagoon. Keep a clear distance from alligators. In particular, pets and children cannot be permitted near or in the water. Both Evian and Shipyard have banned fishing in ponds or lagoons. In addition, Evian is populated by venomous snakes, racoons and other wildlife. Please be alert when walking the grounds.