

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

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AFFIDAVIT TO RECORD

IN RE: Yacht Club Villas 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. Rules and Regulations (Amended August 12, 2020)
2. Schedule of Fines (Amended August 12, 2020)

Yacht Club Villas Horizontal Property Regime

By: _____

JOHN WHEELER

(Printed name)

Its: president

SWORN TO BEFORE ME

On this 12th Day of Nov., 2020.

Jacques Phillips
Notary Public for South Carolina

My Commission Expires: **My Commission Expires**
February 4, 2024

YACHT CLUB VILLAS, HPR

RULES AND REGULATIONS

Amended: August 12, 2020

These Rules and Regulations are compiled for the benefit of all residents. They are binding on all owners, renters, family members or guests occupying a villa for any period of time.

To obtain a copy of these Rules & Regs or a copy of the Fine Schedule, please visit the YCV webpage:
<https://www.imchhi.com/yacht-club-villas>

EMERGENCIES: Coastal Security Services - Office: (843) 341-3188 or Mobile: (843) 247-0788
Fire/Emergencies/EMS – Emergency: **911** or Non-Emergency: (843) 255-3300

AFTER-HOURS EMERGENCIES: Contact IMC Resort Services: (843) 785-4775 and listen to the prompts.

NON-EMERGENCIES: Call IMC Resort Services: (843) 785-4775 ext. 107 (AJ Bucko, Association Manager)

VEHICLES: Prohibited within gates: all trailers, jet skis, kayaks, boats, campers, motorcycles, racks, recreational vehicles or equipment of any kind. No repairs (oil changes, etc.) are to be performed within the gates. Unauthorized, illegally parked or non-operative vehicles can be towed at vehicle owner's expense.

COMMERCIAL VEHICLES: Commercial vehicles may enter for the purpose of conducting business only and must depart upon completion. Unless authorized, overnight parking is prohibited.

PARKING: Restricted to designated spaces only and is not allowed on sidewalks, walkways or other common areas. All residents, renters and guests are required to display a current pass/decal on each vehicle to identify authorized vehicles in the Yacht Club Villas parking lot. Car passes for renters and guests are available at Palmetto Dunes POA Office: (843) 785-1125.

PETS: Only Owners and family members are allowed to keep dogs or cats on the premises. Renters or guests are not allowed to have pets. Dogs must be on leashes. Owners must clean up after their pets. Pets are not allowed poolside under any circumstances.

OUTDOOR COOKING: Open flame/gas/charcoal grills are not allowed anywhere on the property. Violators will be reported to Coastal Security and the HHI Fire Marshall: (843) 342-4568. Electric grills are permitted.

SWIMMING POOL: Operating hours for the pool are sunrise to sunset. The following are prohibited in the pool and pool area: smoking, glass objects (containers, bottles), children under 12 unaccompanied by adults, pets, horseplay, noisy activity, etc. Noise from radios, music players, TV's, etc. must be kept to a low volume. All occupants of the pool area must know the pool access code to gain entry. Violators should be reported to Coastal Security.

HOT TUB: Please follow the rules posted at the hot tub. Smoking not permitted in the pool area.

FIREWORKS: Not permitted whatsoever on the premises.

CHILDREN: Parents are responsible for the conduct of their children. Damage to common areas or personal property by children is the responsibility of the parents.

OCCUPANCY: Per the Town Ordinance, only (2) adults per bedroom are permitted.

BALCONY/PATIOS/STAIRWELLS: Bicycles shall be stored only in the bike racks provided on-site. No bicycles, beach chairs, floats, rafts, coolers, carriages or other paraphernalia shall be stored in the hallways. Nothing should be hung on the patio railings.

REFUSE/LITTERING: Refuse/garbage must be tied securely in bags and placed in the trash chutes beside each elevator door or downstairs in each refuse room. Do not place construction debris, large objects and/or hazardous waste (paints, oils, etc.) in the refuse rooms. Bulky items/hazardous materials should be hauled to the Town dump off of Dillon Road.

VILLA ALTERATIONS: YCV is listed as commercial building according to the HHI Building Codes. No major alterations or additions to existing structures or common areas may be made without prior written approval of the Board of Directors. HHI building permits are required for all projects involving major structural, electrical or plumbing work at YCV. Further, all contractors working in YCV must be licensed to work in commercial buildings and all improvements must meet HHI code requirements. All maintenance, repair and replacement of common elements (painting of exterior doors, window sashes, etc.) will be carried out by the Board and charged as a common expense to owners.

SIGNS: No signs, advertising or notices of any kind may be displayed or posted anywhere on the property.

ANTENNAS: No radio or television antenna or any wiring for any purpose may be installed on the exterior of the buildings. Satellite dishes are not permitted at YCV.

ROOFTOPS: No residents or guests are allowed on the roofs of the buildings.

STORAGE OF PERSONAL PROPERTY: Only rooms deeded to specific villas marked "storage" may be used for storage of personal property. Personal property may not be stored in elevator, alarm or utility rooms.

WATER DAMAGE TO ADJACENT UNITS: Should a water leak occur in one unit and cause damage to another, the unit (owner) causing the damage will be held responsible for repair costs to adjacent units, including the regime insurance deductible charge, if appropriate. All owners are strongly encouraged to routinely inspect their washing machine hoses, hot water heaters, HVAC condensate drains, under-sink plumbing and circulation tub systems for leak potential.

HURRICANE EVACUATION PLAN: Secure your possessions and prepare to evacuate on a timely basis. All outdoor plants, furniture and other personal possessions should be removed from all balconies. Our property management company will secure all common areas as needed and send updates periodically to all owners. The Shelter Cove Harbour Company will advise owners when it is safe to return to Shelter Cove and YCV. YCV has prepared a very extensive hurricane preparedness plan and all owners should review this document on our website.

ENFORCEMENT OF RULES AND REGULATIONS: Unless otherwise indicated, individuals violating any provision of the Master Deed, By-Laws or Rules and Regulations will be notified by the management company of the nature of the violation. If said violation is not satisfactorily cured within 2 days of the notice or if said violation is repeated, the Board of Directors/Management is authorized to levy a fine for each day the violation continues or correct the violation at the owner's expense (if any). It is expected that individuals violating any of the above rules and regulations will take immediate action to correct the offense. **Please report any violations to our Association Manager, AJ Bucko. Please include the unit # and specifics of the violation(s). If possible, includes photos.*

****Thank you for doing your part to make Yacht Club Villas a safe & enjoyable place to live & visit****

YACHT CLUB VILLAS, HPR

Schedule of Fines

Approved October 27, 2012

Amended: August 12, 2020

<u>Description</u>		<u>Fine</u>
Destruction of YCV Property		\$200 + cost of repairs
Unauthorized Entry to Rooftop		\$200
Exceeding Villa Occupancy Limit		\$200
Shooting Fireworks on Premises		\$200
Alterations to Building Exteriors		Notice to Cure - 5 days or \$500
Alterations to Building Interiors w/o Board Approval		\$200
Violation of Parking Lot Regulations		\$100
Obstructing Public Passageways		\$100
Violation of Pool & Hot Tub Rules		\$200
Using Gas or Charcoal Grills on Property		\$200
Pet Violations		\$200
Advertising or Solicitation		\$100
Noise/Nuisance		\$200
Window/Balcony Violations		\$100
Trash/Garbage Violations		\$100

***ALL FINES ARE IMMEDIATE AND BASED OFF NO WARNING.**

**Please report any violations to our Association Manager, AJ Bucko. Please include the unit # and specifics of the violation(s). If possible, includes photos.*

Email: AJB@IMCHHI.com

Office: (843) 785-4775 ext. 107