

PREPARED BY and RETURN TO:
Alford Law Firm
PO Box 8008
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: **The Anchorage at Shelter Cove 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. The Anchorage at Shelter Cove HPR- Rules of Conduct (August 10, 2025)

The Anchorage at Shelter Cove Horizontal Property Regime

By: _____

John J. Byrne

John J. Byrne

(Printed name)

Its: *President*

SWORN TO BEFORE ME

On this 2 Day of October, 2025.

Notary Public for South Carolina

My Commission Expires:

JACLYN REYNOLDS
Notary Public, State of South Carolina
My Commission Expires 9/10/2034

Rules of Conduct

adopted: August 10, 2025 | effective: November 1, 2025

The following is a summary of the Rules of Conduct contained in the Master Deed of the Association, or as adopted by the Board of Directors, at its regular or special meetings. These are designed to protect the interests of all Unit Owners. It is the intention of the Board to administer these Rules of Conduct, in a consistent and fair manner, for all Unit Owners. Owners are responsible for their unit at all times, and are also liable for the actions and conduct of family, guests, renters or lease occupants.

CONTACT INFORMATION:

- a. *Life-threatening emergencies – **DIAL 911***
- b. *After hours emergencies specific to your villa – contact the rental agent and/or owner directly. After hours emergencies specific to the community – contact IMC (843-785-4775) and follow the instructions.*

ALL UNIT OWNERS, THEIR GUESTS, AND/OR TENANTS SHALL NOT:

- 1) Lease or rent less than the entire Unit.
- 2) Have or permit to have, open flame propane or fire grills of any kind, on the balcony of the Unit.
- 3) Place or cause to be placed obstructions of any kind in the passages, parking areas, roads, or other common areas, except as authorized by the Board.
- 4) Act as to interfere unreasonably with the peace, quiet and enjoyment of the residents of other Units on the property (includes slamming doors, loud music, domestic disturbance).
- 5) Maintain any pets which cause distress to other Unit Owners through barking, biting, scratching, or damaging of property. All pets are to be on a leash outside and Unit Owners shall be responsible for collecting pet waste in a container for proper disposal.
- 6) Parking: Drive or park any motorcycle, scooter, ATV, golf cart, or RV on the property at any time. Boats and trailers are not permitted without prior Board authorization.
- 7) Commercial vehicles with advertising and/or external ladder racks are **not permitted on the property overnight and are subject to fine and towing**, without prior Board Authorization.
- 8) Short Term Rentals are limited to 2 parking passes per day. Vehicles without passes or decals are **not permitted on the property overnight and are subject to fine**.
- 9) Vehicles are subject to immediate towing for the following violations: Parking in a fire lane (indicated with yellow paint along the side of the asphalt or curb), parking in a marked tow zone, parking in a carport space without authorization, or blocking a sidewalk or access to carports. Abandoned, inoperable, or vehicles with expired registration are also subject to towing. Tow fees are set by our towing contractor.
- 10) Make extensive repairs to vehicles on the property. Maintenance items like car washing or putting air in tires are permitted.
- 11) Throw trash or garbage outside the disposal areas provided for such purposes. All trash and garbage must fit inside of provided garbage bins and must not be placed on ground.
- 12) Hang garments, towels, rugs, or similar objects from the windows or balconies or post advertisements or posters anywhere on the property.
- 13) Install wiring for electrical, telephone, or network installations, antennas, air conditioning fixtures, or similar objects outside of the Unit or which protrudes through the Deed defined Unit boundaries, except as authorized by the Board.
- 14) Hang items from awning frames or mount items (such as planters) to building railings. Any exterior modification that causes damage to the common area will be at the expense of the owner.
- 15) Display decorative lighting outside the Unit, or in any common areas, such that the bulbs are visible to other Units. Holiday lighting is permitted from Thanksgiving through New Year's Day.
- 16) Plant flowers, trees, or shrubbery in the common or limited common areas, except as authorized by the Board.
- 17) Feed any animals on the common property.
- 18) Use pool or spa outside designated pool hours or violate any posted pool rules, which include, but are not limited to smoking, vaping, or having glass in the pool area.
- 19) Charge Electric Vehicles via common power on the property.
- 20) Invite anyone not staying at the Anchorage or visiting an owner to use our facilities or amenities. Guests of owners, or Short-Term Rentals are not allowed to invite additional guests.
- 21) Fish in either pond on the property.

ALL UNIT OWNERS, THEIR GUESTS, AND/OR TENANTS SHALL:

- Comply with all other rules posted on the property (e.g., pool rules, parking rules, etc.).
- Be responsible for the payment of damages to common areas caused by owners, guests, or renters.
- Post these **Rules of Conduct** in villas that are rented or leased.

Violation of any of the above will make the Unit Owner subject to a fine of up to \$500.00.

The Anchorage at Shelter Cove, HPR is managed by:
IMC Resort Services, Inc.

2 Corpus Christi, Suite 302, HHI, SC 29928
Office: 843-785-4775 | Hours: Monday – Friday 8:30 a.m. - 4:30 p.m.