

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF BEAUFORT        )

AFFIDAVIT TO RECORD

IN RE:           South Beach Club 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 (May 2013)
2. Construction and Renovation Rules and Regulations (May 5, 2014)

South Beach Club Horizontal Property Regime

By: 


ERIN VAUGHAN

(Printed name)

Its:

SWORN TO BEFORE ME

On this 17 Day of January, 2019.

  
Notary Public for South Carolina  
My Commission Expires ~~my~~ **Commission Expires**  
**February 4, 2024**

REGULATIONS DULY PROMULGATED AND ADOPTED BY THE DIRECTORS OF THE UNITS COMPRISING THE SOUTH BEACH CLUB, HPR (THE "CLUB"), RELATING TO CONDUCT AT THE CLUB

The foregoing rules and regulations are promulgated and adopted pursuant to 33-31-302 of the South Carolina Nonprofit Corporation Act, Articles, and Sections of the Master Deed pertaining to the creation and authority granted to the South Beach Club, HPR, and the bylaws duly promulgated and adopted by the Directors of the South Beach Club, HPR as the same have been amended and re-enacted by such Owners and Directors for the purpose of governance of the affairs of such Club and the inter-action of such Owners with one another and with tenants and guests, including social and business invitees of the various owners.

Nothing set forth herein shall render the South Beach Club HPR liable for any action taken to govern the actions of Owners, tenants and third-party invitees relating to such facility and the units and common areas constituting the same, nor the Board members, nor parties acting on behalf in enforcing these Rules and Regulations.

On and after the adoption and promulgation of the attached list of prohibited conduct the Board is hereby specifically directed and authorized to impose the foregoing fines and fees as hereafter specified and it is hereby stated that each violation(s) on a daily basis shall be a specific violation(s) for the date in question and shall be cumulative in effect.

An owner is defined as one who holds the legal deed to the property.

Effective as of May 16, 2013, 12pm.

## REVISED SOUTH BEACH CLUB-RULES AND REGULATIONS

### A. General Rules

1. The number of guests/visitors or relatives is limited to two persons per bedroom.
2. The parking garages are reserved for SBC owners only; this shall not include children, relatives or guest of owners.
3. Visitors and tenants may not have pets. Owners may have pets but must dispose of their animals' excrement in a sanitary manner. No pets shall be allowed to loiter in the Pool Area.
4. Skateboarding, rollerblading or roller skating are not permitted on SBC property.
5. Children may not play in the elevators, lobbies, hallways, or parking garages. Parents are responsible for the supervision of their children.
6. Outdoor gas or charcoal grills are not permitted on the property per order of the fire department.
7. Tenants and guests must park their bicycles in the racks provided in the parking lot area. Owners only may park their bicycles in the racks provided in the parking garages.
8. Bicycles shall not be parked in the hallways.
9. Garbage must be wrapped and tied before being deposited in the garbage chutes, which are located on each floor on the wall behind the elevators. Garbage is not to be placed outside the doors of the units, nor left in the garages. Items for the dumpster shall be placed in the dumpster.
10. All persons shall clean sand from their shoes, sandals, and bare feet, as well as from pets, before entering the lobbies. A shower and shoe brush are provided in the pool area, and mats are provided before entering the lobbies.
11. No clothing, beach towels, etc. shall be hung from the balconies.
12. No one shall make any noise that will disturb or annoy the occupants of any of the units. This includes loud music or loud televisions in public areas such as the pool and balconies.
13. Pool hours are from 8am to 10pm and NO lifeguard is on duty. Children under the age of 18 must be accompanied by an adult. NO diving of any kind is permitted. No glassware or bottles shall be allowed in the pool area. All trash around the pool shall be disposed of in the containers provided.
14. Owners, including their tenants, guests and workers, are responsible for any damage or vandalism they may commit.
15. Tenants and transient guests shall not tamper with or attempt to use the fireplaces within the units.
16. Owners shall be held responsible for all guests, tenants, and workers while on the premises.
17. All owners shall be responsible for all costs related to any government action or private suit that is assessed against the regime, as the direct result of a violation of the owner and/or their guests, including all cost of enforcement.
18. Any violation of the foregoing Articles and Activities shall be a violation, and punishable as here in after provided.

19. Corridors shall be kept clear at all times of chairs, tables, carriers, beach paraphernalia, pool paraphernalia, and fishing poles.
20. Decorative items outside unit doors are an exception and are permitted.
21. There shall be no blocking open of doors and gates, with the exception of movers.
22. There is one storage locker per unit, there are no double lockers, and no storing of items outside your assigned locker is permitted.
23. All city, county, and State Laws, and rules and regulations promulgated there under shall be obeyed and enforced.

All Construction shall be done in conformance with SBC directives, which are obtained from the management company office, or the SBC web site (sbc-hhi.com.)

The following examples of construction are not permitted:

1. Starting construction renovation without a permit (including painting & carpeting)
2. Starting construction renovation, prior to obtaining SBC approval
3. No work prior to 8am or after 4pm. Work only permitted Monday thru Friday. No work is permitted on Saturday or Sunday without prior SBC approval.
4. Failure to dispose of waste properly, as set forth in directives from SBC.
  
5. Disposing of construction materials in regime dumpsters.
6. Improper behavior of construction workers
7. Animals or pets brought on site by construction workers.
8. Creating a nuisance, such as loud music or profane language
9. Not leaving the facility and grounds clean at the end of the work day.
10. Failure to protect the SBC facilities from damages.
11. Using SBC faucets and drains (including exterior) to clean painting equipment.
12. Dumping of hazardous matters on SBC property
13. No open fires
14. No blocking doors open
15. Failure to secure doors, roof hatches or gates, when departing.
16. When moving in or moving out the management company shall be notified, this includes the delivery of furniture and appliances. The management company shall provide protective covering for elevators.

#### Bikes / Kayaks/ Cars

1. Limited bike and kayak storage is provided in the garages for homeowners only and must display the proper SBC stickers, which can be obtained from the Management Company office.
2. Guest are required to keep all bicycles outside in the bike racks, unless there is an authorized exception, which is obtained from the property manager. Bike parking is not allowed anywhere else on the SBC grounds.

3. No boat or trailer storage is allowed on site.
4. Owner's cars should have an identifying SBC sticker, which can be obtained from the Management Company office, or shall display a gate pass on the dash; visible through the window and showing that an owner is in residence.

## PENALTY PORTION

The violation of any of the foregoing provisions, and rules and regulations shall be subject to a penalty, as hereafter set forth, and the violation, if the same occurs on separate days, shall be subject to separate penalties and the same shall be assessed on a cumulative basis.

The violation of all prohibited acts shall be \$50.00 per day.

The South Beach Club HPR shall have the right, acting by and through its Board of Directors, to seek an injunction against any owner(s) whose continual conduct, reflects a lack of regard and willingness to comply with these rules and regulations through a court of competent jurisdiction. The failure to pay fines or penalties for various violations shall be prima facieproof and evidence of such intent.

The Foregoing rules and regulations were promulgated, pursuant to notice duly given, at the annual meeting of the South Beach Club, HPR held on May 2, 2013.

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President, Jim Dout

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Secretary, Russ Southwick