

Prepared By/Return To:
Mutterer Law Firm, LLC
PO Box 29
Bluffton, SC 29910

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
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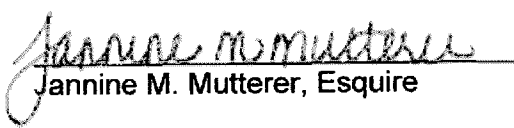
AFFIDAVIT TO RECORD

IN RE: South Beach Village Bluff Apartments Horizontal Property Regime No. 53B a/k/a
 South Beach Village Bluff Apartments Horizontal Property Regime No. 54

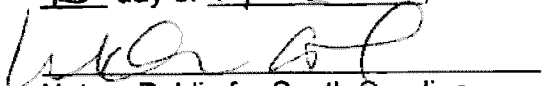
I, Jannine M. Mutterer, Esquire, do hereby state that:

1. I serve as general counsel for South Beach Village Bluff Apartments Horizontal Property Regime No. 53B a/k/a South Beach Village Bluff Apartments Horizontal Property Regime No. 54.
2. This Affidavit is made to record the following documents in order to meet the requirements of the South Carolina Code §27-30-110, et seq. known as The South Carolina Homeowners Association Act which amended Title 27 of the 1976 Code of Laws of South Carolina.
 - a. *Bluff Villas Regime 54 Renovation Rules.*

FURTHER AFFIANT SAYETH NOT.


Jannine M. Mutterer, Esquire

SWORN TO BEFORE ME THIS
13 day of April, 2026


Notary Public for South Carolina
My Commission expires 2/2/2021

Bluff Villas Building 4 (Regime 54) - Renovation Rules

These Renovation Rules are adopted pursuant to the Board's powers and duties under Article IV (Administration) and Article VI, § 3(b) of the By-Laws of Bluff Villas Regime 54, and are intended to implement an administrative process for the review, approval, and regulation of internal alterations, structural or system modifications to Units. Compliance with these Rules and any corresponding Renovation Agreement or guidelines is a condition of approval.

These Rules are enforceable through contractual remedies, compliance deposits, suspension or revocation of approval, recovery of costs, and to the fullest extent now or hereafter permitted by the Governing Documents including monetary fines and assessments for non-compliance.

Permits & Pre-Approval

- Owners must submit a Renovation Application and Renovation Agreement to the Regime Management Company ("RMC") prior to commencement of work
- Owners must obtain Building, Electrical, Plumbing and HVAC permits as required by THH.
- Dumpster placement requires a permit from the RMC, which must be attached to the dumpster.

Work Hours & Seasonal Restrictions

- No work permitted from Memorial Day through Labor Day.
- No work is permitted on weekends (year round).
- Work hours: Monday - Friday only, 8:00 a.m. - 6:00 p.m.
- Holiday work is not permitted as per CSA rules. Owner is responsible for contacting CSA to confirm designated Holidays.
- Emergency work is exempt; however, Owner must notify the RMC within 24 hours of occurrence.

Housekeeping & Waste Disposal

- Contractors must clean daily: stairways, corridors, parking lots, and grounds.
- Contractors must use their own refuse disposal and may not place any construction materials or debris in community trash receptacles. Violations will result in a \$300.00 remediation charge to the Owner per occurrence.
- Construction dumpsters must be placed on wood to protect asphalt, in an area designated by the RMC.
- No materials may be thrown from balconies or corridors.

Worksite Conduct & Restrictions

- Common areas (balconies, hallways and grounds) may not be used for work without written approval. Any pre-approved work areas must be designated as such with clearly visible cones and/or safety tape to cordon off the work area. At no time may construction materials be stored or left in common areas.
- Rigging, scaffolding and any heavy machinery on-site requires RMC approval.
- No modification or disconnection of shared utilities (electrical, water, cable) without RMC approval and advance notification to Owners.
- Contractor vehicles and trailers must be parked in spaces fronting the island and removed daily.
- Representatives of the RMC must be provided access to the unit to inspect the progress of the work.

Enforcement

Violation of these Rules or of any approved Renovation Agreement may result in:

- Suspension or revocation of construction approval;
- Forfeiture of the compliance deposit in whole or in part;
- Recovery from the Owner of all costs and damages caused by the violation, including attorney and management fees/costs; and
- Additional fines or assessments as may be authorized under the Governing Documents as now or hereafter amended, up to \$500.00 per day until corrective action is taken.