

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: The Spa on Port Royal Sound 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 – Short Term Guests (adopted December 2020)
2. Rules and Regulations (adopted December 2020)
3. Alteration Permit Policy Procedure (adopted February 2021)
4. Long Term Tenant Registration Form (adopted December 2020)
5. General Info re Service Dogs/ESA (adopted February 2021)
6. Service Dog Registration Form (adopted February 2021)

The Spa on Port Royal Sound Horizontal Property Regime

By: William B. Mullis

William B. Mullis

(Printed name)

Its: President the Board The Spa on Port Royal Sound

SWORN TO BEFORE ME

On this 2nd Day of March, 2021.

Amber Cole
Notary Public for South Carolina

My Commission Expires:



THE SPA ON PORT ROYAL SOUND

General Information - Service Dogs/ESA
(Adopted February 2019; Revised February 2021)

The Spa on Port Royal Sound is a NO PET condo association.

Service Dogs and ESA are permitted at The Spa only if they meet Service Dog/ESA guidelines as defined by Americans with Disabilities Acts (as amended), U.S. Dept. of Housing and Urban Developments, Fair Housing Authority, other federal laws and South Carolina State laws and have appropriate registration and documentation.

The Spa respects the profound service and assistance some animals offer to those with physical or mental disabilities.

To qualify for a Service Dogs/ESA three assessments MUST be met:

1. The person must have a disability
2. The animal must serve a function directly related to the persons disability
3. The request to have the service animal must be reasonable

If you have a Service Dog or Emotional Support Animal (ESA), please note:

All Service Dogs and ESA owners MUST complete the necessary forms found on the website as well as provide the required registration and documentation and submit to The Spa HOA Office either in person or via email. (frontdesk@thespaonportroyalsound.com)

The documentation MUST be submitted to the HOA Office at least 10 days prior to arrival, please be prepared to show the documentation to Security upon arrival.

If the Service Dog/ESA is not registered with the HOA Office, upon the Service Dog/ESA's arrival, YOU AS THE HOMEOWNER WILL BE ISSUED A FINE OF \$400.

The Spa Condo/Unit homeowners are responsible for submitting the same documentation for their short-term guest that request they bring a Service/ESA Animal, prior to their arrival.

False documentation or falsification of a need for a Service Animal or Emotional Support Animal to circumvent the law and legal rules and regulations of an organization or association is not only a disservice to those truly in need but it is also a violation of the Master Deed of The Spa, which will be fully enforced.

The Spa - Rules for Service Dog/ESA while on Property:

- All animals MUST be registered with the office and Security with the required forms/certificates and registration. Condos/Units with Service Dog/ESA not registered will receive a fine of \$400.00.

Rules for Homeowners:

- Spa Bandanas for Service Dogs/ESA: Will be provided by the HOA Office with The Spa logo on it. We ask that the handler display the bandana while the handler is walking the dog on property. The bandana can be on the animal or tied on the leash as long as it is visible to Security. This will enable Security to identify the animal is registered and permitted on property.
- The animal **MUST** always be on a leash.
- Uncontrolled barking is or animal noise causing a nuisance is **NOT** permitted, and the handler **MUST** clean up all feces. Failure to comply with these rules will result in the restriction of the animal on property, removal from property and/or possible fines.

Please familiarize yourself with the Rules and Regulations and Fine Schedule of The Spa.