

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Beachside Tennis 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. Beachside Tennis Villas, HPR Regime & Owner Responsibility Matrix

Beachside Tennis Villas Horizontal Property Regime

By: 

John R. Kempf

(Printed name)

Its: Secretary

SWORN TO BEFORE ME

On this 22 Day of March, 2023.

Kathleen Smith

Notary Public for South Carolina

My Commission Expires:

KATHLEEN SMITH
Notary Public, State of South Carolina
My Commission Expires 10/20/2027

**BEACHSIDE TENNIS VILLAS, HPR
REGIME & OWNER RESPONSIBILITY MATRIX**

ELEMENTS	REGIME	OWNERS
Plumbing		
Riser to main valve	X	
Main valve		X
Piping inside unit		X
Fixture shut off valves		X
Drain piping to main riser		X
Electrical		
Main feeder to breaker box	X	
Breaker box		X
Wiring inside unit		X
Cable		
Main cable feeder to unit	X	
Cable inside unit		X
Telephone		
Main line to unit	X	
Wiring inside unit		X
Exterior windows, doors, and trim		
Painting		X
Repairs		X
Exterior doors and trim - Corridor side and Beach side		
Painting		X
Repairs		X
Upper floor decks		
Floor surface		X
Railings	X	
Light fixture		X
First floor decks		
Support structure	X	
Decking		X
Railings	X	
Steps	X	
Light fixture	X	
A/C compressor rooms		
O/S structure	X	
Door, trim, & hardware		X
Floor		X
Electrical and A/C equipment		X
Roof and attic		
Roofing shingles	X	
Roof sheathing	X	
Roof trusses	X	
Roof vents	X	

Continued ...

**BEACHSIDE TENNIS VILLAS, HPR
REGIME & OWNER RESPONSIBILITY MATRIX**

ELEMENTS	REGIME	OWNERS
Insulation		X
Attic access door		X
Stove and bath vents		
Fan units		X
Duct work		X
Interior		
Walls - Surfaces		X
- Structural elements	X	
Floors - Surfaces		X
- Structural elements	X	
Ceilings - Surfaces		X
- Structural elements	X	
All appliances & fixtures		X
HVAC		X
Water Heater		X
Replacement Doorbells		
Must be of the same design as original construction		X
Exterior Wall Penetrations		
Changes to or additions to original exterior wall penetrations are prohibited	X	