

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Townhouse Tennis III Owners Association

The attached document is 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. Policies of Townhouse Tennis III POA- (January 2018)

Townhouse Tennis III Owners Association

By: _____

PATRICK MALONE

(Printed name)

Its: PRESIDENT

SWORN TO BEFORE ME

On this 22 Day of March, 2019.

Kathleen Smith

Notary Public for South Carolina

My Commission Expires:

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

Policies of Townhouse Tennis III, POA

IMPORTANT TELEPHONE NUMBERS

Police, Fire, Rescue Squad	911	Shipyard POA/Pass Office	843-785-3310
Shipyard Golf Club	843-686-8802	Shipyard Beach Club	843-842-3507
Shipyard Gate Hwy 278	843-785-4776	HH Regional Medical Center	843-681-6122
Shipyard Gate Pope Ave	843-785-3776	Community Manager – AJ Bucko	843-785-4775 x107

We call your attention to the following and request your complete cooperation.

PLEASE NOTE: Alligators can be dangerous and very fast! – Feeding (and harassing) the alligators is strictly forbidden by the State of South Carolina.

Use of Premises: These premises are for the exclusive use of owners, owners' guests and lessees only. Non-resident guests may use the pool and tennis courts *only* if accompanied by their host or hostess. Renters may not invite guests to use the courts or pool.

Swimming Pool: Pool hours are sunrise to sunset. The swimming pool is open, without lifeguard for use at the person's own risk, to residents of Townhouse Tennis III and their accompanied guests. By state law, pets and glass are not allowed in the pool area. No one should ever swim alone. Children must be accompanied by a responsible adult at all times.

Tennis Courts: The courts are very fine har-tru and do not tolerate abuse. As they are very expensive to maintain, proper shoes must be worn and courts used only when dry and ready.

- The gate to the tennis courts is to be locked behind you, both after entering and after leaving the courts. The tennis court key is to be hung on the fence so others will know that players are owners or renters.
- Courts may be used for not more than two hours for doubles and one and one-half hours for singles if others are waiting to play.
- Children under the age of 12 are not to be on the courts unless accompanied by an adult player.
- Players must wear standard tennis attire and regulation tennis shoes. Men must wear shirts.
- Players shall observe proper tennis etiquette at all times.
- Players must leave the court ready for those who follow and shall use the last five minutes of their court time to sweep the lines.

General Rules

- Garbage and recyclables must be placed in the proper containers. For cleanliness, we suggest you use plastic bags. Empty containers should be placed upside down. Collection days are currently Tuesday and Friday for garbage pick-up and Friday for recycling pick-up.
- No one shall act so as to interfere with the peace, quiet and enjoyment of the other residents or engage in offensive or potentially hazardous activity. Firearms, B-B guns and fireworks are forbidden.
- All pets must be under control of owners or on leashes. Short term renters are not permitted to have pets.
- Towels, bedding or any other garments may not be hung from balconies, gates, fences or windows.
- Parking is restricted to blacktop areas. Recreational or business vehicles of any type are not permitted to be parked on the property of Townhouse Tennis III. Carports are considered assigned parking and are marked accordingly. If you do not have permission to park in a carport then don't.
- Grilling is NOT permitted on porches/balconies. Hilton Head Fire Code requires any open flame to be at least 10 feet from any combustible material.

*Owners with tenants must provide their tenants with this information.
This supersedes all past and previous policies – January 2018*