

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

IN RE: Pinecrest Property Owners Association, Inc.

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. Amenity Center Reservation Application (Adopted 4/21/2021)
2. Commercial Vehicle Parking Space Application (Adopted 4/21/2021)
3. Parking Rules and Regulations (Revised 4/21/2021)

Pinecrest Property Owners Association, Inc.

By: Charles D. Collier
Charles Davis Collier

(Printed name)

Its: PRESIDENT.

SWORN TO BEFORE ME

On this 5 Day of May, 2021.

Tasha Ard
Notary Public for South Carolina

My Commission Expires:
May 22, 2023

TASHA ARD
NOTARY PUBLIC
State of South Carolina
My Commission Expires May 22, 2023



Pincrest, POA

PARKING RULES AND REGULATIONS

ADOPTED 01/09/2019

REVISED 04/21/2021

AMENITY CENTER

The purposes of the Parking Rules and Regulations at the Amenity Center is to ensure parking is available for those utilizing the amenity center and allow guests the flexibility to visit owners and renters homes which may not have ample guest parking. The regulations are also in place to prevent use of the parking lot for extra vehicles or storage.

Temporary parking at the amenity center while utilizing the amenities is permitted for owners, renters and guests for the respective time period of amenity use and does not require a resident hangtag.

Overnight parking at the amenity center is available for owners, renters and guests only and is on a short-term basis. The resident hangtag is required and must be appropriately displayed in the vehicle windshield so as to be visible. All other vehicles left in the parking lot without proper permission and hangtag are subject to warning tags, fines and towing at the Board's discretion.

- **Short-term:** A maximum of 2 nights in a calendar month per home (not per vehicle). If two vehicles are present during the same night, it counts as full use of the two nights.
- **Overnight:** 1am-9am Monday – Friday and 1am-6am Saturday and Sunday.
- **Hangtags:** Residents are provided two hang tags; a primary hang tag and a backup. Replacements are available during office hours from Management.
- **Special Requests:** Requests for additional parking timeframes or special circumstances must be made to the Association Manager at least 72 hours in advance, if possible, and must be approved in writing. Some requests may be elevated to the Board for approval.

OWNERS AND RESIDENTS LIVING ON PINECREST WAY MAY NOT PARK VEHICLES AT THE AMENITY CENTER EXCEPT ON THE SHORT-TERM BASIS DESCRIBED ABOVE.

Explicitly prohibited to be parked at the amenity center are boats, jet skis, watercraft, trailers, moving or box trucks, campers, ATVs, recreational vehicle and commercial vehicles. Commercial vehicles have been defined in the Covenants Article 12(E) to include vehicles with commercial lettering, signs or equipment, vehicles without permanent rear seats and/or side windows.

Designated commercial vehicle parking spaces consist of seven numbered spots at the amenity center which are set aside for reservation by Owners with applicable commercial vehicles. Please see the Commercial Vehicle Parking Space Application for details. Use of the supplied *Commercial* hangtag is required.



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DRIVEWAY

- Do not park parallel to the street at the end of the driveway.
- Do not park on the lawn or partially on the lawn. All tires must be on the driveway.
- For homes with sidewalks, do not park at the end of the driveway which would block pedestrians use of the sidewalk.
- Vehicles cannot extend past where the driveway line ends and the curb line begins (also known as “protruding into the street”).
- Commercial vehicles, including those with magnetic signage, may not be parked at the home overnight. Commercial vehicles have been defined in the Covenants Article 12(E) to include vehicles with commercial lettering, signs or equipment, vehicles without permanent rear seats and/or side windows; vehicles with ladder racks are also considered in this category.
- Parking violations will result in warning tags and/or fines.

STREET

- Do not park on the street between the hours of 1:00am and 6:00am.
- Do not park facing the wrong way; also described as “facing oncoming traffic.”
- Street parking is allowed only on the odd-numbered side, with the exception of Pincrest Way. Pincrest Way residents may park across from their homes on the even side.
- Parking around the cul de sacs are prohibited as emergency vehicles and larger vehicles such as moving or delivery vans are not able to pass.
- In a 12-month period: If any vehicle is tagged twice for the same offense, on the third occurrence the vehicle will be automatically towed without further warning at the vehicle owner’s expense.