

Prepared By/Return To:  
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Bluffton, SC 29910

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF BEAUFORT                    )  
  )

AFFIDAVIT TO RECORD

IN RE:           Ashton Cove Property Owners Association, Inc.

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

1. I serve as general counsel for Ashton Cove Property Owners Association, Inc.
2. This Affidavit is made to record the attached *Ashton Cove Property Owners Rules and Regulations revised August 7, 2025*, 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.

FURTHER AFFIANT SAYETH NOT.

  
Jannine M. Mutterer, Esquire

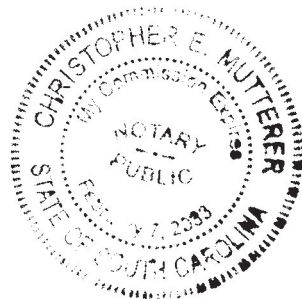
SWORN TO BEFORE ME THIS

7<sup>th</sup> day of August, 2025



Notary Public for South Carolina

My Commission expires 2/7/2033



# **Ashton Cove Property Owners Rules and Regulations**

***The following Rules of Conduct, as taken from Article XI, Sections 11.1 Through 11.12 and pursuant to Article XIII, Section 12.1 of the Covenants, Conditions & Restrictions of Ashton Cove, are binding upon all owners, their families, tenants, guests, invitees, servants and agents of Ashton Cove Association.***

- 1) Each lot and Dwelling shall be used for single family residential purposes only. No trade or business of any kind will be carried therein.
- 2) Outside clothes lines for drying/airing of towels or clothes are prohibited. This includes rugs or other items being hung from any railing, fence, hedge or wall.
- 3) No signs or advertising posters shall be permitted on any windows/exterior windows or on any portion of the property in any manner. No ornamental statues, fountains, or displays are permitted without board approval.
- 4) No television antennas, radio receivers, or other similar devices shall be attached or installed on a dwelling unless contained entirely within the interior of a building or other structure and not visible from other lots or dwellings. See Amendment #3 of Covenants.
- 5) Private water wells, septic tanks or similar sewage facilities are prohibited.
- 6) Pets
  - a) Animals (except house pets), livestock, birds, or poultry of any kind shall not be raised, bred or kept by any owner upon property.
  - b) Domestic pets, as adopted by the board of directors, may be kept but shall not be maintained for commercial purposes.
  - c) Pets shall not make an unreasonable amount of noise or become a nuisance.
  - d) Structures for the care, housing or confinement of a pet are prohibited on common areas.
  - e) Pets shall be leashed at all times when walked or exercised in common areas.
  - f) Owners must immediately dispose of pet waste in a trash receptacle.
  - g) Violation of the above-mentioned pet rules may result in a \$50 fine to the owner of the lot or dwelling.

## ***Ashton Cove Property Owners Rules and Regulations***

7) No residents of the property shall:

- a) Dump, place or accumulate on any portion of property rubbish, debris. Any nuisance or odor, as to create a property to be unsanitary, unsightly, offensive or detrimental to persons using or occupying any other portions of the property. Violation as such may result in a \$25 removal fee or the actual cost to remove the debris, whichever is greater.
- b) All Residents shall exercise extreme care to avoid unnecessary noise which could disturb other residents; to include but not limited to the use of musical instruments, radios, televisions, stereos, amplifiers, horns, whistles, or bells. Excessive noise is further defined as noise which can be heard beyond the perimeter of the dwelling itself.
- c) Act so as to interfere unreasonably with the peace and enjoyment of the other owners, families, tenants, guests, invitees, servants or agents.

8) Storage or parking is prohibited on any lot or within any portion of the common areas except in garage area of dwelling or other area designated by the board of directors. This includes: any vehicles, disabled vehicles, mobile homes, trailers (with or without wheels), motor homes, tractors, trucks, commercial vehicles of any type, campers, motorized campers or trailers, boats or other watercraft, boat trailers, motorcycles, motorized go-carts. Parking is strictly prohibited in common areas, lot yards and upon community streets.

9) It shall be permissible that the owner of Ashton Cove Association (Declarant) and its agents, employees, successors, and assigns may engage on certain expectations to item #8 above, as it relates to the completion, improvement and sale of lots, dwellings, and common areas.

10) Time-Sharing, time interval or similar right-to-use interval ownership programs are prohibited.

11) No dwelling shall be constructed on any lot higher than forty-five (45') feet above the existing grade or two (2) habitable stories above a level at existing grade which is used for parking, whichever is lower.

## ***Ashton Cove Property Owners Rules and Regulations***

12) Short-term rental of any dwelling (daily or weekend) shall not be allowed. Only rentals for periods greater than six (6) months or longer shall be allowed.

13) Rental/Lease and Tenant Requirements:

(a) Lease Submission Requirement:

All Owners who lease or rent their dwelling must provide the Association with a copy of the fully executed lease or rental agreement within ten (10) days of execution. The lease must clearly identify the lease term and all adult occupants. No lease shall be for a term of less than six (6) months, in accordance with Association restrictions.

b) Tenant Notification Requirement:

Owners are required to provide each tenant with a copy of the current Ashton Cove Rules and Regulations at the time the lease is signed. Owners are responsible for ensuring their tenants understand and comply with all governing documents of the Association.

c) Owner Responsibility for Tenants:

Owners shall be held responsible for any violations of the Rules and Regulations committed by their tenants, guests, or invitees. Failure to comply with these requirements may result in enforcement actions, including but not limited to fines.

# ***Ashton Cove Property Owners Rules and Regulations***

## ***Pool Rules***

1. All Persons using the pool – do so at their own risk
2. The pool is for the private use of owners and guests only.
3. Running and unnecessary noise is not permitted in pool area.
4. Animals and pets not allowed in pool area.
5. No rafts or floats in the pool area.
6. Glass objects are prohibited in the pool area.
7. No Water Balloons allowed in the pool area
8. No Bicycles in pool area.
9. Children must be accompanied by an adult.\*
10. No Lifeguard on duty.
11. There should be no solo swimming.
12. No person under the influence of alcohol or drugs should use the pool.
13. There should be no spitting or blowing nose in the pool.
14. Persons with Communicable diseases should not enter the pool.
15. Persons with skin, eye, ear or nasal infections should not enter the pool.
16. You should take a shower before entering the pool.
17. The pool is open from 9 a.m. to 10 p.m.
18. The maximum number of swimmers is 30.

\*It is state law that children under 12 are not to be left unaccompanied anywhere.

\*Pool Parties must be approved at least 2-3 days in advance. Discretion will be used depending upon the size of the party. The pool area must be cleaned and garbage's emptied after any party at the pool area.

# ***Ashton Cove Property Owners Rules and Regulations***

## ***Table of Fines***

- 1) The Association reserves the right to take other action to enforce the rules, regulations and covenants in addition to imposing a fine or fines.
- 2) All unpaid fines shall be treated as any unpaid assesment and shall constitute a lien on the owner's property pursuant to sections 9.5, 9.8 and 12.2 of the covenants.
- 3) This listing of fines is in addtion to any other fine set forth in the Covenants or the By-Laws.

|           |  | <b>1st Violation</b>          | <b>2nd or subsequent</b>  |
|-----------|--|-------------------------------|---|
| <b>1</b>  | Failure to remove pet waste                        | Warning                       | \$50.00   |
| <b>2</b>  | Unleashed Dogs                                     | Warning                       | \$50.00   |
| <b>3</b>  | Unkempt Yard                                       | Warning W/ 1<br>Weeks' Notice | Lawn Cleanup at owners expense  |
| <b>4</b>  | Operation of Business                              | Warning                       | \$50.00/day   |
| <b>5</b>  | "For Sale" Signs                                   | Warning                       | \$50.00/day   |
| <b>6</b>  | Unreasonable Noise/Nuisance                        | Warning                       | \$50.00/per incident  |
| <b>7</b>  | Disabled Vehicles or illegally parked Vehicles     | Warning                       | Towed at Owners Expense   |
| <b>8</b>  | Boats, Trailers, RV stored outside enclosed garage | Warning                       | \$50.00/day   |
| <b>9</b>  | Trash Cans left Curbside                           | Warning                       | \$25.00   |
| <b>10</b> | Pool Rule Violation                                | Warning                       | Loss of pool privileges for period of time at discretion of ACHOA board, Not to exceed 30 days/ violation |
| <b>11</b> | Rental of Home for less than 6 month period        | Warning                       | \$100.00/day until rental terminated  |
| <b>12</b> | Failure to provide copy of lease/rental agreement  | Warning                       | \$25.00/day until provided  |

# ***Ashton Cove Property Owners Rules and Regulations***

## ***Neighborly Tips***

- 1) Trash Service is arranged individually with the disposal company of your choice. Some come once, others twice/week and the rates vary accordingly. There is no town collection. The Hilton Head Solid Waste and Recycling Center is located on 26 Dillon Road.
- 2) Pest Control is also arranged privately. Because we live in a semi-tropical climate, some regularly scheduled service is recommended. If you do not spray periodically in and outside of your home, you and your neighbors will suffer in terms of bugs and vermin.
- 3) Landscape Maintenance may be arranged, for a fee, through the service used by our property managers or handled privately. It is strongly recommended that your yard is taken care of every 2 weeks during the growing season. This not only makes for pleasant living, but also keeps up our property values.

### **Special Note:**

The town and county have leash laws. Should an animal become a nuisance, or worse, a hazard, the animal authorities or the police can be called. In accordance with Ashton Coves Rules and Regulations, owner's of such dogs are subject to a fine.

The posted speed limit within Ashton Cove is 15 MPH along with the reminder that the speed limit is in accordance with South Carolina traffic code and speeders can be ticketed. In a community filled with children we must be cautious.

### **Do Your part to be considerate of your Neighbors.**