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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Lighthouse Road Villas III Condominium 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. Lighthouse Road Villas III Renovation Requirements & Rules (Adopted 2/22/2021)
2. Quick Reference Guide to Rules & Regulations (Revised January 2021)

Lighthouse Road Villas III Condominium Association, Inc.

By: _____

Thomas H. Rasch

(Printed name)

Its: President

SWORN TO BEFORE ME

On this 24 Day of March, 2021.

Kathleen Smith

Notary Public for South Carolina

My Commission Expires:

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

Lighthouse Road Villas III

A Quick Reference Guide to our Rules & Regulations

Revised January 2021

Lighthouse Road Villas III is a condominium regime governed by an elected five-member Board of Directors. They work in conjunction with an off-site management company, IMC Resort Services, Inc. along with several volunteer committees. Their collective effort helps ensure smooth administration, maintenance of buildings and landscaping, and the preparation of an annual operations budget. IMC Resort Services, Inc. has been empowered by the Board of Directors to enforce all existing Board policies.

Lighthouse Road Villas III offers many advantages to the owner. To protect and preserve these benefits, however, certain limitations and restrictions are placed on owners to ensure that buildings and common areas are maintained attractively for all residents' enjoyment. The rules, regulations, and policies have been written with consideration given to providing each resident quiet enjoyment of their homes and community without infringing on other residents. Violations will result in notification, possible fines and/or removal of any offending items at the property owner's expense. This guide is to be referenced as a limited summary. Please refer to the recorded Regime By-Laws and Master Deed, as amended, for any additional detailed information.

ARCHITECTURAL AND AESTHETIC INTEGRITY

- Unit owners shall make no changes or additions whatsoever to the exterior of their unit, or any of the Common Elements of the Regime without the prior written approval of the Board of Directors. This request shall be in writing, have sufficient detail, and be dated and signed by the unit owner(s) of record. All completed requests shall be delivered to the Regime's agent IMC Resort Services, Inc. who will act as the Board of Directors intermediary to secure a decision. Upon approval, the villa owner will be responsible for the cost of such change(s) and the incurred costs of the maintenance and repair of such changes(s).

COMMON AREA

- Furniture brought out to grass areas must be put back on the patio, or absent a patio, inside the unit or storage area daily.

- Bicycles must be kept on paved areas or stored in service yards when not in use. Bicycle riding on lawn areas is never allowed. Owners are responsible for the conduct of their residents, tenants, and guests at all times. The cost of replacing or repairing any property of the Regime, broken, damaged, or removed by tenants, guests, family members, or designees (including contractors) will be billed to the property owner(s) of record.

PETS

- All dogs must be leashed when in common areas. Common area is defined as all grounds outside of your living unit. No unattended dogs can be tied out on the patio and common areas. Pet owners must pick up after their pets. Pets in rental properties are limited to 2 and are only allowed with specific permission.

TRASH AND RECYCLING

- Currently, the scheduled pickup is every Wednesday and both trash and recycling on Saturday. Household trash must be kept in a covered secure container in the service area.

PARKING

- The parking space in front of each villa is for the owner or renter staying in that villa. This is a working policy of understanding as all parking within the Regime is on common area.

There are full time residents here as well as other guests. Please respect your neighbors' privacy.

Although these rules and regulations support the recorded Regime By-Laws, as amended, they do not cover the document's entirety. Refer to the recorded Lighthouse Road Villas III Regime By-Laws and Master Deed for detailed information. (Refer to website www.IMCHHI.com Lighthouse III to source recorded documents.)

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