

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT )


AFFIDAVIT TO RECORD

IN RE: Racquet Club Villas Horizontal Property Regime LXV

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. Racquet Club Villas Owner Requirements for Interior Alterations (2016)
2. Racquet Club Villas Contractor Rules

Racquet Club Villas Horizontal Property Regime LXV

By: 

John L Sullivan  
(Printed name) President, Racquet Club Villas  
Its:

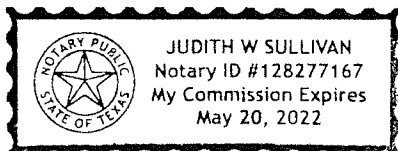
SWORN TO BEFORE ME

On this 16<sup>th</sup> Day of January, 2019.

Judith W Sullivan

Notary Public for ~~South Carolina~~ TEXAS

My Commission Expires: 5/20/22



## **RACQUET CLUB VILLAS OWNER REQUIREMENTS FOR INTERIOR ALTERATIONS**

The Master Deed stipulates that all structural modifications or any interior alterations to a unit require prior written approval of the board. This requirement does not apply to routine maintenance or repairs such as painting, carpeting, appliance repair, etc. It does, however, apply to any modifications that effect any utility, appliance, floor, wall or ceiling.

Owners are required to comply with the following procedures:

### **Scope of work:**

- All work must comply with the provisions set forth in the Master Deed, Bylaws, and Rules of Racquet Club Villas; the Covenants and Rules of Sea Pines; and local building codes.
- All work is limited to the confines of the unit involved and cannot extend to common property or limited common property.
- All work must be undertaken in a manner that is safe, does not compromise the integrity of the building, or adversely affect the enjoyment of other owners.

### **Approval and Permits:**

- A Proposal for Renovation, including appropriate drawings, must be submitted to the Management Company for board approval before work commences.
- A Renovation Permit must be obtained from the Management Company and displayed at the work site.
- A Dumpster Permit must be obtained from the Management Company when dumpsters are used and displayed on the dumpsters. The Management Company will approve the size, type, and location of dumpsters and the length of time they can be on site.
- A City Building Permit must be obtained by the owner or owner representative, when required, and displayed at the work site.
- A copy of Racquet Club Villas – Contractor Rules must be obtained from the Management Company and displayed at the work site.

### **Timing:**

- Work may not be performed during the Heritage Golf Tournament or the months of June, July, or August without special approval by the board.

### **Contractors:**

- Owners are responsible for employing contractors who have the appropriate licenses and insurance for the work involved.

### **Penalties:**

- Any violation of the above defined rules may result in a fine of up to \$500 per day and a suspension of construction until the appropriate corrective action is taken.