

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Townhouse Tennis III Owners Association

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. Guidelines for Rear Patio Extension and Exterior Alterations (Adopted October 2020)

Townhouse Tennis III Owners Association

By: Neil F. Crossley

Neil F. Crossley

(Printed name)

Its: President

SWORN TO BEFORE ME

On this 4th Day of NOV., 2020.

Jalyn Phillips
Notary Public for South Carolina
My Commission Expires:

**My Commission Expires
February 4, 2024**

TOWNHOUSE TENNIS III GUIDELINES FOR REAR PATIO EXTENSION AND ALTERATIONS TO THE EXTERIOR OF THE UNIT

APPROVED: October 2020

Any changes, renovations, or additions to the exterior of existing buildings must meet with the approval of the Townhouse Tennis III Board of Directors. This includes design, materials, color, and quality of construction. Additions to the back patio area are subject to final approval by the Townhouse Tennis III HOA Board. The following criteria and procedures have been approved by the Townhouse Tennis III Board of Directors. Guidelines for landscape maintenance and improvement of adjoining beds are also included.

CRITERIA FOR A PROPOSAL FOR A REAR PATIO ADDITION (LAGOON SIDE)

Beauty and Harmony

1. Will the addition add to the value of the townhouse and those adjoining it?
2. Will it preserve the privacy of the other units?
3. Will it obstruct the view of other homeowners in the area?
4. Is it architecturally in harmony with the design of the townhouses?

Structural Design and Compliance

1. Is the addition limited to the first floor ground level without any roof or permanent cover?
2. Is the extension of the patio within the maximum of 14 feet depth from the living room exterior building wall? The ends of the patio may not extend beyond the privacy wall which separates one unit from another. The curvature or the edge of the design connecting the two privacy walls is limited to 14 feet from the exterior living room area building wall not including any steps. Units that have longer privacy walls must stay within the 14 foot maximum.
3. End units have no privacy wall on the open side. The design cannot extend beyond the privacy wall at the adjoining unit but may extend to the maximum depth of 14 feet on the open side.
4. Landscaping and irrigation line changes must be approved by the Landscaping and Grounds Committee with associated costs to be paid by the unit owner. Landscaping is required to add to the visual privacy of the homeowners on both sides, but cannot exceed the limits set by the maximum of 14 feet. In addition a three-foot landscape or garden bed may be added to the curvature or the edge of the patio. Once construction is begun, it is expected that it will be completed within a reasonable time.
5. Any variation to the above guidelines must be approved by the Board.
6. Patio additions approved prior to this revision may not comply with all of the above criteria. They are grandfathered in.

Procedures for Submitting a Proposal

1. Prepare plans and descriptions of the proposed addition or renovation. Include the design and describe the materials including the colors to be used. Submit the proposal to the Townhouse Tennis III Board for review and approval prior to starting any construction. The Board will do a review within 30 days from receipt of a completed proposal.

2. Prior to final approval the Board will notify the owners of the adjoining units of the proposed addition. Consideration for the privacy of neighboring units is critical to plan approval.
3. The owner will be responsible for the cost of any irrigation, electric, or other lines that need to be removed and replaced as the result of building a new patio.

APPROVAL FOR ALTERATIONS TO THE EXTERIOR OF THE UNIT

1. Owners making changes to the exterior of the unit must obtain prior approval by the Board. Replacement windows and doors must conform to existing windows and sliding glass doors in color and appearance. Hurricane windows and doors are allowed. Paints and stains must conform to the official Townhouse Tennis III colors.
2. Any changes or additions to shrubbery planted in beds adjoining the unit must be reviewed by the Landscape Committee before installed. Replacing plants of the same kind and annuals are excluded. Annuals are excluded. Altering or creating new beds apart from those adjoining the unit must have the approval of the Landscape Committee. The Landscape Committee desires to maintain some commonality and symmetry as well as variety in the aesthetic appearance of the grounds. In addition the health and growth of each plant is dependent upon the amount of sun and water needed. With climate change we have been experiencing some changes in recent years with increasing temperatures and less rainfall.

APPROVED BY THE BOARD OF DIRECTORS ON OCTOBER 1, 2020.

PROHIBITION AGAINST ALTERATIONS OF UNITS (ARTICLE VII, page 8 from the DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWNHOUSE TENNIS III) EFFECTIVE MARCH 2006

1. No record owner shall make or permit to be made any alteration in the exterior of his unit without first obtaining written permission of the association.
2. No record owner shall change the exterior color or appearance of his unit without first obtaining written consent of the association.
3. No record owner shall plant any shrubbery, flowers, vegetables, grass or trees in his lot, nor alter said lot by adding any objects, including but not limited to statues, walkways, or decks, without first obtaining the written consent of the association. A record owner does not have to obtain the written consent of the association in order to replace any grass, shrubbery, or trees which have died.