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BEAUFORT COUNTY SC - ROD
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RECORDING FEES \$25.00

Prepared by and return to:
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Hilton Head Island, SC 29938

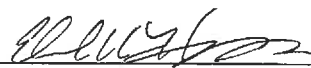
STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) AFFIDAVIT TO RECORD

IN RE: Forest Beach Villas HPR Council of Co-Owners, Inc. a/k/a Forest Beach Villas


I, Ehrick K. Haight, Jr., do hereby state that:

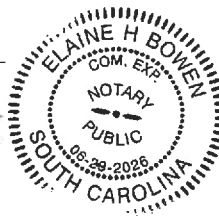
1. I am an attorney licensed to practice law in the State of South Carolina.
2. The attached **Rules and Regulations** are being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et seq., South Carolina Code of Laws (1976), as amended.
3. The attached **Rules and Regulations** amend and restate those Rules and Regulations recorded on January 10, 2019 in Book 3728 at Page 2710 (Page 2712 only), Beaufort County Records.

FURTHER DEPONENT SAYETH NOT.


Ehrick K. Haight, Jr.
Attorney for Forest Beach Villas HPR
Council of Co-Owners Association, Inc.
a/k/a Forest Beach Villas

SWORN TO BEFORE ME THIS
18th day of February, 2025.


Notary Public for South Carolina
Name: ELAINE H. BOWEN
My Commission expires on: 6/29/26



Forest Beach Villas, HPR
Summary of Rules and Regulations (rev. Jan 2025)
FINES WILL BE ASSESSED FOR RULES VIOLATIONS

Welcome to Forest Beach Villas. Each villa is individually & privately owned. We hope that you enjoy your stay. Thank you for your cooperation in keeping our property clean and safe by observing the following:

1. **All vehicles must have a valid parking permit.** Without a permit, vehicles are subject to towing or lock-down at the vehicle owners' expense. A temporary vehicle permit is considered valid when the villa number and duration of stay is reflected on the permit.
2. **All bikes (except rentals) must have an identification decal.** Bike decals are available from the on-site manager.
3. **Boats, trailers, all forms of watercraft, recreational vehicles, RVs, and commercial vehicles are strictly prohibited** and subject to tow or lock-down at the vehicle owners' expense.
4. **Charging of electrical vehicles on property is prohibited.** This includes, but is not limited to, scooters, electrical bikes, golf carts and cars, etc.
5. **Grills of any kind are prohibited and illegal** at Forest Beach Villas.
6. **Clothing, towels or rugs are not to be hung over or from balcony railings.** The balconies are for outdoor furniture use only. Bicycles, sports equipment, etc. are not allowed on balconies.
7. **Musical instruments, radios, stereos, televisions, etc.** should be operated in a manner that is not disturbing or annoying to others.
8. **Throwing of any item from balconies, decks or walkways is prohibited including cigarette butts and/or litter of any kind.**
9. **Feeding birds in any fashion from balconies or walkways is prohibited.**
10. **Playing in the atrium, corridors, elevators and/or garage with sports or recreational equipment is prohibited.** This includes, but is not limited to, rollerblading, skateboarding, bicycling, or scooters.
11. **Rental bicycles must be placed in the racks provided in the outside area at the front of the building.** Bicycles may not be left at the entrance of the villa, on the balcony, or in the common corridors.
12. **The corridors and entrances to the villas must be kept clean.** Personal possessions, shoes, beach and sports equipment or any other articles may not be left in front of villa entrances.
13. **Only owners are allowed pets on or in the property. All pets must be registered. Failure to comply will result in fines.** All pet rules apply, i.e., leashing, curbing, removal of pet waste. Failure to comply will result in a \$50 clean up fee per incident, plus applicable fine. Owners must keep their dog's shots current.
14. **Trash chutes are located at both ends of the building and are for household garbage only.** Garbage must be securely bagged, tied, and disposed of directly into the trash chute. Trash chutes are not for boxes.

A minimum fine of \$50 per incident will be charged to individuals not following these Rules & Regulations and for acts of mischief, vandalism, or malicious intent in all common areas.

In the event of lockouts and for all interior needs, questions, or service calls, contact your rental agent, owner, or locksmith. To obtain vehicle hang tags, owner decals, or pet registration forms, please contact IMC at frontdesk@imchhi.com or by phone 843-785-4775 ext. 100. The on-site manager is responsible for the common areas only. There is a \$50 per hour service call fee for non-regime related calls during regular business hours.

FOR EMERGENCIES ONLY: 760-835-9135

Site Office: Villa #109

FINE SCHEDULE

Rule Violations	Pet Violations	Parking Violations
Other than Pet or Parking Violations	1 st Offense: \$100 per dog per day	1 st Offense: 24-hour tow notice
1 st Offense: \$100	2 nd Offense: \$200 per dog per day	After Notice: \$100 + cost of tow
Each Subsequent: \$300	Each Subsequent: \$500	