

Prepared by and Return to:
Finger, Melnick, Brooks & LaBruce, P.A.
Attn.: Anne C. Marscher
P.O. Box 24005
Hilton Head Island, SC 29925

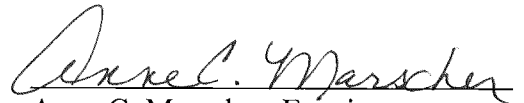
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

I, Anne C. Marscher, Esquire do hereby state that:

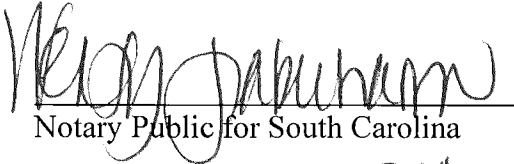
1. I am an attorney for Malind Bluff Homeowners Association, Inc.
2. This Affidavit is made to record the Unanimous Consent of the Board of Directors to adopt a No On-Street Parking Policy of Malind Bluff Homeowners Association, Inc. This policy is being recorded in order to meet the requirements of 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.


Anne C. Marscher, Esquire

SWORN to before me this

31 day of July 2025.


Notary Public for South Carolina

My Commission Expires: 3.14.34

WENDY HABERSHAM
Notary Public - State of South Carolina
My Commission Expires
March 14, 2034



UNANIMOUS CONSENT TO ACTION

BY THE BOARD OF DIRECTORS

MALIND BLUFF HOMEOWNERS ASSOCIATION, INC.
C/o Associated Asset Management, LLC (AAM)
1600 W Broadway Rd., Ste. 200 Tempe, AZ 85282

NO ON-STREET PARKING POLICY

The undersigned, constituting all of the members of the Board of Directors of Malind Bluff Homeowners Association, Inc., a South Carolina nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 33-31-821 of the South Carolina Non-Profit Corporation Act which states "Unless the articles or bylaws provide otherwise, action required or permitted by this chapter to be taken at a board of directors' meeting may be taken without a meeting if the action is taken by all members of the board. The action must be evidenced by one or more written consents describing the action taken, signed by each director, and included in the minutes filed with the corporate records reflecting the action taken."

RESOLVED, that the Board of Directors hereby approves the **No On-Street Parking Policy** for Malind Bluff Homeowners Association, Inc. attached to this resolution (Exhibit A).

The Board of Directors hereby instructs the managing agent (AAM) to notify all Members/Residents of the implementation of the No On-Street Parking effective per the attached policy.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 28th day of July, 2025.

Signed by:

Joshua Hower

A301428855BB4C5...

Joshua Hower-President





Signed by:

C83CF3623AD940B...

Marisa O'Donnell-Vice President

Signed by:

743E1ADE8273400...

Carlos Rodriguez-Secretary

Signed by:

6B84CC8E09CB4CA...

David Trail-Treasurer

Signed by:

605C22F0113943D...

Gregory Santamala-Director at Large

"EXHIBIT A"

No On-Street Parking Policy

1. Policy Definition & Exceptions

Definition:

No vehicles whether resident, guest, or vendor may park on Malind Bluff Homeowners Association, Inc. streets at any time. Members/Residents and their





guests are expected to use driveways, garages, designated overflow parking area(s) or reserved off-street spaces for all parking needs.

Exceptions:

Contractors and service vendors actively performing work may park on-street.

If a contractor will be present longer than 24 hours, the homeowner must notify AAM.

Short-term guest parking (a couple of hours) is allowed on-street without notification, but is not encouraged.

Repetitive short-term guest parking issues will result in enforcement action.

Guests staying longer than 48 hours should relocate to the designated overflow parking area(s). Homeowners should notify AAM of any extended-stay guests to avoid enforcement notifications.

2. Notification Process

Residents submit notifications via email to AAM with:

Date(s) of contractor presence or extended-stay guest.

Vehicle make, model and license plate number. Or, Contractor Business Name.

Property address where on-street parking will occur.

AAM logs all notifications; no physical or digital permits will be issued.

3. Enforcement Protocol

Non-notifying or repeat violators will receive fines according to the established fine schedule/Policy.

Appeals must be filed via **email** within 14 days of receipt of fine notice. The Board of Directors will review and respond within 30 days of receipt of appeal.





4. Monitoring & Reporting

Patrols by management staff, Appointed Committee and/or security personnel to record violations (date, time, license plate, notification status).

Monthly compliance reports shared with the Board summarizing notices, warnings, fines and outstanding appeals.

