

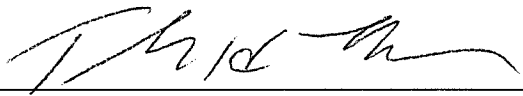
STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BEAUFORT                )           AFFIDAVIT TO RECORD

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 Regime III Renovation Requirements & Rules

Approved February 22, 2021

When considering renovating a villa, owners should be aware of the definitions of common areas, limited common areas, and villas as well as who is responsible for each. The Regime III Master Deed and the Regime III Bylaws provide this information.

As a brief summary, these are the definitions and responsibilities (Please reference the Master Deed and Bylaws for more detailed information):

**Common areas** – Property excluding limited common elements and apartments, including, but not limited to, foundations, roofs, perimeter walls, slabs, public utility lines. Additionally, all roads, walkways, trees, shrubs, etc. Responsibility of the Regime Board.

**Limited common areas** – Rear and front yards and service yard of villa. Responsibility of the Owner.

**Apartment or villa** – Space included by unfinished interior surface of exterior walls of villa which includes windows and doors. Responsibility of the Owner.

Below are requirements and rules to be followed when renovating. Some requirements for renovations are stipulated in the Bylaws while other rules are in place to ensure the integrity of the common elements and the exterior of the properties as well as prevent adversely affecting the enjoyment of other owners.

- The Bylaws specifically state that **villa 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, and any future owners, will be responsible for the cost of such change(s) and the incurred costs of the maintenance and repair of such changes(s). For example, the conversion of a screened porch to a sunroom becomes the ongoing responsibility of the current owner or any future owners for upkeep and maintenance.

- The owner shall notify the Regime III Board through the Regime's agent IMC Resort Services, Inc. of any planned major renovations to the interior of the villa. This does not include minor interior renovations such as painting of the interior and replacement of appliances. Examples of major renovations include kitchen cabinet installations and addition or removal of interior walls.

- The owner is responsible to obtain all required permits and approvals from Sea Pines ARB and the Town of Hilton Head.
- Any replacement, additions, or changes to an exterior door or window, including paint color and storm or screen doors, must be approved by the Board.
- If a dumpster is required, the size, type, location of the dumpster and the length of time to be on site must be approved by the Board or management. Additionally, the dumpster must be securely covered with tarp at night and use asphalt protection devices.
- Construction work is limited to 8:00am to 5:00 Monday through Saturday. Work may not be performed during the Heritage Golf week. Renovations are not recommended to occur during June, July, and August but can if necessary.
- Contractors must clean daily all common areas, parking lot, grounds, etc. which they use.
- Any damage to common areas and limited common areas, including lawns and shrubbery, must be repaired and restored to its original condition at no expense to the regime. The owner will be responsible for all damage.
- The owner is responsible for ensuring his/her contractors are aware of these requirements.