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Minor, Haight & Arundell, P.C.
P.O. Drawer 6067
Hilton Head Island, SC 29938

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


IN RE: Palmetto Bay Villas Horizontal Property Regime No. 1 Owners
 Association, Inc.

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.

FURTHER DEPONENT SAYETH NOT.

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Ehrick K. Haight, Jr.
Attorney for Palmetto Bay Villas
Horizontal Property Regime No. 1
Owners Association, Inc.

SWORN TO BEFORE ME THIS
28th day of May, 2024.


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

Palmetto Bay Villas

Rules & Regulations

IMC Resort Services, Inc. (Management Co.) | (843) 785-4775

Please note: Fines will be imposed on violations. All owners and rental agents will be provided a copy of the rules and regulations to the renters. The owners of the units will assume the responsibilities of their tenants. **ARTICLE VI — SECTION 9 (d) OF THE BY-LAWS**

PARKING

- Each villa has one dedicated numbered parking space. Any additional vehicles and guests will use the un-numbered spaces to prevent a fine or towing of the vehicle at the vehicle owner's expense.
- Motorcycle owners should park in the front of your numbered space if possible.
- Motorcycle owners are to use protection under the kick-stand to prevent damage to the pavement. **Failure to do so will result in an immediate fine.**
- There is to be no parking or driving on the grass at any time.
- Large trucks RVs, boats and/or trailers are prohibited without prior permission by IMC Resort Services, Inc.
- Golf carts are prohibited.
- Vehicles without valid registration/tags will be towed immediately.
- No auto work is allowed on premises (emergencies excluded..... i.e.: jump starts or flat tires).

GROUNDS

- All residents must pick up personal items from the grounds to include lawn chairs, children's toys, bikes, trikes, skateboards, etc. for safety reasons. Note yard furniture is not permitted.
- Children must be supervised at all times and are not permitted in the landscape areas.
- Small pools must be emptied after use. This helps to control the insect population.
- Public consumption of alcohol is prohibited.

COMMON AREA AND UTILITY ROOMS

- As stated in the regimes By-laws, the electric and telephone utility rooms are not to be used for storage. **ARTICLE XI—SECTION 1 OF THE BY-LAWS**
- Changes to the exteriors or units are prohibited without prior permission of the Board.
- All community areas (walkways, stairways and landings) are to be free from objects that create a hazard for pedestrians, or are an eye sore.

GARBAGE

- Dumpsters are provided for household trash. These dumpsters are not to be used for large items such as construction materials, furniture, etc. (which are to be taken to the recycling center). Violators will be fined.
- All trash items must fit inside the dumpster and dumpster is to remain closed at all times to help keep critters out and reduce health hazards. **Please do your part to help keep Palmetto Bay Villas neat and clean!**

PETS

- There is a limit of two household pets per unit at Palmetto Bay Villas.
- In accordance with Hilton Head Island's leash law, pets are to be leashed at all times. Unleashed pets will be reported and picked up by the Humane Society.
- Dog pens, swivel chains, or rope runs are not permitted.
- Dogs are not to be left on decks unattended.
- No pets allowed in the pool area.
- Due to the potential health hazards, pet waste is to be picked up and properly disposed of immediately. Please do not walk or allow pets in the common areas where children play. **Fines will be imposed on those who do not clean up after their pets.**

POOL

POOL HOURS ARE FROM 8 AM TO 8 PM — HOURS STRICTLY ENFORCED

- Pool Parties must be approved by IMC Resort Services, Inc. at least one (1) week prior to the event. (Contact IMC Resort Services, Inc. at (843) 785-4775)
- Due to insurance regulations, **no alcohol or glass containers are allowed in pool area.**
- Please keep restrooms clean, and tidy up after you use them.
- Furniture is not to be removed from pool area.

PORCHES AND EXTERIOR OF VILLAS

- Exterior Holiday decorations are not permitted earlier than 30 days before and are to be removed no later than 30 days following any given Holiday. **Fines will be levied against anyone in violation.**
- Do not hang items over your porch rails. (flower pots are permissible). Bird feeders are not allowed as they attract rodents and other seed feeding creatures.
- No storage shelves should be able to be seen from outside the porch rail, (use a short storage rack).
- Only outdoor furniture is allowed on decks, porches or entry ways.
- Only vendors who possess a valid Certificate of Insurance are permitted on rooftops of buildings.
- Keep all cigarette butts, beer containers, and other trash picked up. Do your part to keep our complex neat and tidy.
- All units must have neutral drapes or blinds on windows.
- Please limit garden statues to no more than (5) five small ones. Spinning whirl-a-gigs are not permissible.
- Grills are strictly prohibited. **You may have an electric grill only!**

EXTERMINATOR

- Pest Control is performed on the last Monday of the month. Exterior only months include January, April, August and October. Residents must allow access to their villa for interior pest spraying in all other months.
- Please keep your deadbolts open or supply IMC Resort Services, Inc. with a key to fit your locks, to allow the pest control company to enter your villa.
- **Pest control is expensive! We get charged the full amount to spray the entire complex, whether your unit gets serviced or not. So please, make your unit available to the pest control company.**
- Please do not leave valuables in the open on pest control days.

SATELLITE DISHES

- Board permission is required prior to installation of a satellite dish on the property. Fines will be levied against anyone in violation.

VILLA OCCUPANCY—ARTICLE VI-SECTION 3 (a) OF THE BYLAWS

- Each two bedroom unit is limited to no more than (4) four adults or (2) adults and (3) three children
- Each three bedroom unit is limited to no more than (6) persons total, adults and children combined.

SHORT-TERM RENTALS OF VILLAS—ARTICLE VI-SECTION 3 (a) OF THE BYLAWS

- Lease or rental of the dwelling unit must be for residential purposes and for a term of at least six (6) months.
- No dwelling unit may be sold and/or leased under any time-sharing, time interval, or similar rights-to-use program.

INTERNAL VILLA CHANGES — ARTICLE VI- SECTION 3 (b) OF THE BY LAWS

- Owners shall not make structural modifications or alteration in their dwelling, unit, or installations located therein without previously notifying the regime in writing, through the management agent or through the board president.