

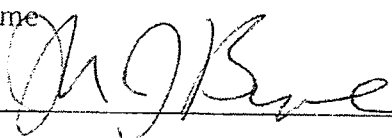
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) AFFIDAVIT TO RECORD

IN RE: The Anchorage at Shelter Cove Horizontal Property Regime

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.

- Rules of Conduct (revised September 2020)

The Anchorage at Shelter Cove Horizontal Property Regime

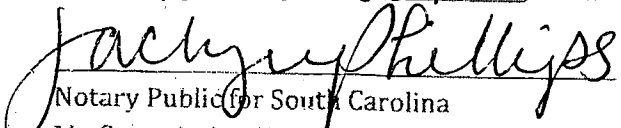
By: 
John J. Byrnie

(Printed name)

Its: President, Anchorage Board

SWORN TO BEFORE ME

On this 10th Day of June, 2021.


Notary Public for South Carolina

My Commission Expires: **My Commission Expires**
February 4, 2024

The Anchorage at Shelter Cove, HPR

Rules of Conduct

adopted: September 15, 2020 | effective: November 1, 2020

The following is a summary of the Rules of Conduct contained in the Master Deed of the Association or as adopted by the Board of Directors at its regular or special meetings. These are designed to protect the interests of all Unit Owners. It is the intention of the Board to administer these Rules of Conduct in a consistent and fair manner for all Unit Owners. Owners are responsible for their unit at all times and are also liable for the actions and conduct of family, guests, renters or lease occupants.

CONTACT INFORMATION:

- a. *Life-threatening emergencies **DIAL 911***
- b. *Shelter Cove Security: **COASTAL SECURITY, 843-247-0788***
- c. *After-hours emergencies specific to your villa – contact the rental agent and/or owner*
- d. *After-hours emergencies specific to the community – contact **IMC (843-785-4775)** and listen to the instructions*

All Unit Owners, their guests, and/or tenants shall NOT:

- (1) Lease or rent less than the entire Unit.
- (2) Have or permit to have open flame propane or fire grills of any kind on the balcony of the Unit.
- (3) Place or cause to be placed obstructions of any kind in the passages, parking areas, roads, or other common areas except as authorized by the Board.
- (4) Act as to interfere unreasonably with the peace, quiet and enjoyment of the residents of other Units on the property (includes slamming doors, loud music, domestic disturbance).
- (5) Maintain any pets which cause distress to Unit Owners through barking, biting, scratching, or damaging of property. All pets are to be on a leash and Unit Owners shall be responsible for collecting pet waste in a container for proper disposal.
- (6) Drive or park any motorcycle, ATV, golf cart, or RV of any kind on the property at any time. Boats, trailers, and vehicles without passes are not allowed on the property **overnight**.
- (7) Make repairs to vehicles on the property.
- (8) Throw trash or garbage outside the disposal areas provided for such purpose.
- (9) Hang garments, towels, rugs, or similar objects from the windows or balconies nor post advertisements or posters anywhere on the property.
- (10) Install wiring for electrical, telephone, or network installations, antennas, air conditioning fixtures, or similar objects outside of the Unit or which protrudes through the walls or the roof of the Unit except as authorized by the Board.
- (11) Hang items from awning frames or mount items (such as planters) to building railings. Any exterior modification that causes damage to the common area will be at the expense of the Owner.
- (12) Display decorative lighting outside the Unit, or in any common areas, such that the bulbs are visible to other Units. Holiday lighting is permitted from Thanksgiving through New Year's Day.
- (13) Plant flowers, trees, or shrubbery in the common or limited common areas except as authorized by the Board.
- (14) Feed any animals on the common property.
- (15) Smoke in the pool area whatsoever.
- (16) Use pool or spa outside designated pool hours.

All Unit Owners, their guests, and/or tenants shall:

- Comply with all other rules posted on the property (e.g., pool rules, parking rules, etc.).
- Be responsible for the payment of damages to common areas caused by owners, guests, or renters.
- Post these **Rules of Conduct** in villas that are rented or leased.

Violation of any of the above will make the Unit Owner subject to a fine of up to \$500.00

The Anchorage at Shelter Cove, HPR is managed by:

IMC Resort Services, Inc.

2 Corpus Christi, Suite 302, HHI, SC 29928

Office: 843-785-4775 | **Hours:** Monday – Friday 8:30 a.m. - 4:30 p.m.