

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

IN RE: ALLENWOOD OWNERS 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. Fines schedule (adopted 09-03-24)
- 2. Rules and Regulations (adopted 09-03-24)

ALLENWOOD OWNERS ASSOCIATION, Inc

By: M. Florencio

Meredith Florencio

(Printed name) President

Its:

SWORN TO BEFORE ME

On this 6 Day of September, 2024.

Trista DiNovo

Notary Public for South Carolina

My Commission Expires:

Trista DiNovo
NOTARY PUBLIC
State of South Carolina
My Commission Expires 5/5/2025



**ALLENWOOD HOMEOWNER'S ASSOCIATION
RULES AND REGULATIONS
ADOPTED 9.3.24**

The following rules have been adopted by the Board of Directors to provide a quiet and relaxed atmosphere for owners, residents, and guests, and to control the appearance and property conditions. They apply to anyone on the property, whether owner, tenant, or guest.

Non-payment of HOA fees (30 days delinquent) will result in all amenities suspended until account is made current. Occupants of a unit, that is not current with HOA fees, may not access the amenities as a guest of another owner. Breach of denied access will result in suspension of amenities for both units involved.

HOME & TOWNHOME USE

- Single family homes and townhomes are to be used for residential purposes only. Running a business out of your home is strictly prohibited.
- Single family homes and townhomes are for single-family use only. Units may not be used for a group hospitality suite.
- No short-term rentals allowed less than (6) six months. Renewals may be on a month-to-month basis after an initial (6) six-month term.
- Airbnb, VRBO, and any other short-term rental platform is strictly prohibited.
- A copy of the lease must be provided to the management company prior to occupancy by the lessee.
- There shall be no renting of the rooms, portions of the home or garage by owners or tenants.
- No excessive noise or offensive activity is permitted if it causes discomfort or annoyance to neighbors or is considered a nuisance
- Contractors, major repairs, and renovations are allowed Monday - Friday 8:30 a.m. to 6:00 pm and Saturday 9 a.m. to 1:00 pm. Sunday work is strictly prohibited.

PARKING AND VEHICLES- Occurrence based violation

- Parking at the clubhouse is prohibited, without a valid parking pass, unless using the pool, checking mail or during a clubhouse rental.
- A parking pass may be obtained (based on availability) for overnight guests for up to 7 days per month by contacting Frontdesk@imcresortservices.com during business hours and allenwoodboardhhi@gmail.com after 4:30pm.
- Commercial vehicles performing services in the neighborhood are allowed short term parking in the roadway.
- Vehicle must be operational and have a valid registration/license plate displayed on the vehicle.
- Driving over grass is prohibited, includes: autos, mopeds, motorcycles, all-terrain vehicles, and golf carts
- Parking on grass areas is prohibited - **Owner is responsible for damage to grass and sprinkler system**
- Major vehicle repairs are prohibited except in case of emergency
- Boats, trailers, and campers can only be in a driveway for 24 hours at a time. Storage in garages is allowed.
- Work trailers are not permitted (must be always stored in the garage).

ANIMALS AND PETS – Occurrence based violation

- Pets may not cause distress to others through barking, biting, scratching or damage to property. When outdoors, pets must be leashed & under immediate control. Voice command does not take the place of a leash.
- Pets may not be tied outside and left unattended. This includes balconies, patios, and decks.
- The owner of animals shall clean up any pet waste left by their pet immediately and disposed of properly. Common household pets only are allowed in the community.
- No pets may be kept, bred, or maintained for any commercial purpose.



**ALLENWOOD HOMEOWNER'S ASSOCIATION
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TRASH- Occurrence based violation

-Please store trash receptacles out of view from all common areas (street, lagoon etc.) when not in place for pickup.

APPEARANCE- Occurrence based violation

-No signs or posters of any kind are permitted.

-No garments, towels, rugs or similar items may be hung from decks, windows, railings or buildings.

-Balconies, patios, decks, porches, front yards, and backyards may only contain outdoor furniture of a usual nature only.

-No storage of bicycles, basketball hoops, ladders, work equipment, sports equipment, trash, or junk of any kind is permitted outside.

-Garage doors may remain open for short periods of time (less than one hour) and must remain fully closed at all other times.

- Holiday decorations must be removed within 15 days after a holiday.

POOL AND SWIMMING- Occurrence based violation

-The pool is open without lifeguard service for use to residents of Allenwood and their guests. **Swimming is at your own risk.**

-Non-resident guest swimmers, limited to four (4) per unit, must be always accompanied by an Allenwood resident over 18 years old.

-Any child under the age of 14 must be always accompanied by an Allenwood parent or responsible adult supervisor over 18 years old.

-All posted pool regulations must be observed.

-Pool hours are 9:00am to sunset. Please be conscious of the change in sunset hour.

-Pets and glass containers are not allowed in the pool area. This is a state law.

-No cooking devices allowed on pool deck.

-Opening the pool gate without a pool key is against the rules.

OTHER

-Gas or charcoal grills may not be used or stored on upper balconies but can be stored on lower patio and must be used no less than 10 feet away from dwelling.

-Electric grills are permitted

-No owner, resident or lessee may direct the work of an employee of the managing agent or any contractor working on the property, except in an emergency or as an authorized agent of the Board.

-Anyone causing damage to common property of Allenwood is liable for reimbursement to the regime for cost of replacement/repair.

-Any other violation that is not listed above but runs counter to the governing documents is also enforceable.

TURF, LANDSCAPE AND MAINTENANCE

-Single-family homes are responsible for their own landscaping and lawn maintenance. Lawn and turf surrounding the single-family homes must be maintained largely free of weeds, and shrubs and trees must be periodically pruned. Lawns need to be kept mowed and edged to prevent overgrowth.

-No dumping of yard debris on Allenwood common property or surrounding areas.



ALLENWOOD HOMEOWNERS ASSOCIATION

FINE SCHEDULE

ADOPTED 9.03.24

1. **First Courtesy Notification** – First violation letter will be sent giving owner 30 days to make corrections or to contact management company with schedule for corrections. **Fine - \$0**
2. **First Fine Notification** – If corrections are not made within 30 days, or if the management company has not been contacted, a second letter will be sent assessing a **\$25 fine**. The homeowner will be given an additional 7 days to correct the violation.
3. **Second Fine Notification** – If, after the previous fine notification, the violation has not been corrected, an additional **\$50 fine** will be assessed.
4. **Third Fine Notification** – If a fourth letter is required, a **\$75 fine** will be assessed on the homeowner's account.
5. **Fourth Fine Notification**- If a fifth letter is required, a **\$100 fine** will be assessed on the homeowner's account.
6. **Fifth Fine Notification**- If a sixth letter is required, a **\$200 fine** will be assessed on the homeowner's account.
7. **Sixth Fine Notification**- If a seventh letter is required, a **\$1,000 fine** will be assessed on the homeowner's account. Once balance on homeowners account reaches \$1,000, a lien will be placed on the home by the HOA and remedial action may be taken by the Board if necessary.

Architectural improvements made without approval from the ARC prior to its start, will be given 30 days to retroactively submit. After 30-day mark, a **\$25 daily fine** will be applied to the homeowners account until submitted.

The following occurrence-based infractions are all subject to a **\$25 fine** per incident, with no courtesy notification. Details regarding each infraction can be found in the Rules and Regulations of Allenwood. These violations include:

- Parking and Vehicles
- Pool and Swimming
- Animals and Pets
- Trash
- Appearance