

BURR & FORMAN MCNAIR

Bret T. Pruehs
bpruehs@burr.com

Burr & Forman LLP
Shelter Cove Executive Park
23-B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928

Mailing Address:
Post Office Drawer 3
Hilton Head Island, SC 29938

Office 843.785.2171
Fax 843.686.5991

BURR.COM

February 18, 2020

VIA U.S. MAIL

Inland Harbour Property Owners Association
c/o Watts Steger
1040 William Hilton Parkway, Ste 200
Hilton Head Island, SC 29928

**Re: Filed - Affidavit to Record - Inland Harbour Villas HPR Rules and Regulations
Our File No. 2063528.0000003**

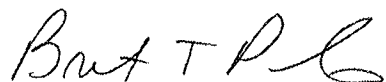
Dear Watts:

Enclosed please find the original Affidavit to Record. As you will note, the Affidavit was recorded in the Beaufort County records in Book 3821 at Pages 2153-2158. It is important for you to keep this document in a safe place for future reference, if needed.

It has been a pleasure working with you. Please contact us if we can be of assistance in the future.

Sincerely,

BURR & FORMAN LLP



Bret T. Pruehs

BTP:llm

Enclosure

cc: Halynn Flanagan (via email: hflanagan@asihhi.com)

EXHIBIT "A"

INLAND HARBOUR VILLAS HORIZONTAL PROPERTY REGIME

RULES AND REGULATIONS

WHEREAS, these Inland Harbour Villas Horizontal Property Regime Rules and Regulations (the "**Rules**") have been previously adopted by the **INLAND HARBOUR OWNERS ASSOCIATION, INC.**, a South Carolina nonprofit corporation, Inc. and are memorialized herein for the purposes of compliance with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq., of the South Carolina Code of Laws 1976, as amended.

NOW, THEREFORE, the Rules are hereby memorialized and recorded in the Beaufort County Register of Deeds as follows:

1. Use of Common Elements. Residents and guests shall comply with the following rules and regulations relating to the use of Common Elements as such term is defined in that certain document recorded in the Beaufort County Register of Deeds on May 12, 2005 within Book 289 at Page 1071 titled "Master Deed: Eighteen Phased Horizontal Property Regime LXXIV" (the "**Master Deed**"):

a. Residents and guests shall exercise extreme care to avoid unnecessary noise, including but not limited to the use of musical instruments, radios, televisions and amplifiers which may disturb other residents.

b. No resident or guest shall:

i. Post any advertisements or posters of any kind in or on the Common Elements except as authorized by the Board;

ii. Hang garments, rugs, or similar objects from the windows or from the facades of the Common Elements;

iii. Dust rugs, mops or similar objects by beating the same against the exterior part of the Common Elements;

iv. Fail to throw garbage inside disposal installations provided for such purposes such that garbage is found outside or around the same;

v. Act so as to interfere unreasonably with the peace and enjoyment of the residents and guests.

c. Except as authorized by the Board, no resident or guest shall install wiring for electrical service telephone installations, television antennas, HVAC units, or similar objects outside of a Villa or which protrude through the walls or the roof of a Villa.

2. Rules for Interior Construction and Renovation. Owners, as defined in the Master Deed, as well as any contractor or subcontractor of any Owner, shall comply with the following rules and regulations relating to the Construction and Renovation of Villas:

a. All Owners planning renovation work must notify the then-current Regime property manager, currently Halynn Flanagan, Association Services, Inc., (the "**Property Manager**") prior to commencing any construction or renovations. The procedures described herein must be followed by all Owners, contractors and subcontractors in performing alterations in or about any Villa. The failure to comply with the rules and procedures described herein may result in the Board directing such owner, contractor and/or subcontractor to stop all work until such non-compliance is corrected.

b. Notwithstanding the Board's approval to alter or renovate a Villa, it is the Owner's responsibility to obtain any required building permits from the Town of Hilton Head Island prior to the commencement of any alteration. Neither the Board nor Property Manager shall serve as an inspector or arbiter between neighbors. All complaints and claims relating to an Owner's failure to obtain a building permit shall be forwarded directly to the Town of Hilton Head Island, and any costs associated therewith shall be charged to such Owner.

c. Owners are required to follow the provisions of the Master Deed and the By-Laws of the Inland Harbour Villas Horizontal Property Regime LXXIV (the "**Bylaws**") concerning the rules relating to any alterations to a Villa. No Owner may alter Common Elements or commence structural alteration of his or her Villa, nor any limited Common Elements appurtenant thereto without first submitting plans and specifications describing such alterations to the Board for approval. An Owner shall not make structural modifications or alterations within a Villa without previously notifying the Board and Property Manager in writing. The Board is under no obligation to approve such plans and specification unless the owner seeking approval deposits an amount with the Board sufficient to defray any costs required to modify the Master Deed if such modification of the Master Deed. Notwithstanding any of the rules or procedures otherwise described herein, no alteration or improvement of any of the Common Elements shall hinder or encroach upon the lawful rights of any Owner or violate any provision of the South Carolina Horizontal Property Act.

d. Upon submitting plans and specifications to Property Manager, Property Manager shall categorize such alteration in one (1) of two (2) categories: (i) ("**Minor Alterations**") or (ii) ("**Major Alterations**"). Such categorization shall be determined in the sole discretion of the Board or its designee. Notwithstanding the forgoing, examples of each alteration category are described below:

i. Examples of Minor Alterations: Painting, carpet installation, wall paper installation, counter top installation and plumbing fixture installation.

ii. Examples of Major Alterations: kitchen cabinet installations, , addition or removal of interior walls, wood or tile floor installation, any alteration relating to the connection of a Villa to common elements (walls, floors, ceiling, or plumbing), alterations expected to cause noise which may disturb other building occupants for the duration of more than two (2) hours.

e. Plans relating to Minor Alterations shall be submitted to Property Manager for approval. Minor Alterations do not require a deposit prior to the commencement of construction and or renovations.

f. Plans relating to Major Alterations shall be submitted to Property Manager for review. Property Manager shall then either approve the Major Alteration or submit such plans to the Board for review. The Board shall then determine in its sole discretion whether to approve the Major Alteration. The following rules and procedures shall apply to Major Alterations:

i. Commencing construction of a Major Alteration shall result in the Board issuing a fine of up to One Thousand Dollars (\$1,000) as determined by the Board, in addition to any cost relating to the reversal of any unapproved alteration renovation and/or construction.

ii. An Owner seeking to commence the construction of a Major Alteration shall deposit One Thousand Dollars (\$1,000) with the Board (the "**Construction Deposit**"). The Board shall hold the Construction Deposit in trust, however may use the Construction Deposit to correct or repair any damage to common property resulting from construction.

iii. Prior to commencing construction of a Major Alteration, the Owner seeking the Major Alteration shall schedule a meeting with Property Manager to discuss ways to avoid damages, disposal of construction debris, dumpster placement procedures, procedures relating to the clean up of the site, work areas, construction paths, port-a-john placement, etc. Any costs relating to (i) damage caused by those responsible for completing construction of a Major Alteration, or (ii) any cleanup discovered which the Owner fails to complete shall be charged by the Board against such Owner.

iv. Upon completion of the Major Alteration, the Owner seeking the Major Alteration shall notify Property Manager. Property Manager shall then cause a final inspection of the site to be completed and shall report its findings to the Board. In the event no damage or cleanup resulting from construction is found, the balance of any unused portion of the Construction Deposit shall be refunded back to the Owner.

v. Dumpsters may be permitted for a reasonable period of time if absolutely required to complete a Major Alteration. A tarp must cover permitted dumpsters at night. Dumpsters shall be located in an area approved by Property Manager and must use asphalt protection devices. Damages to the asphalt or to the common grounds shall be charged back to the Owner seeking the Major Alteration.

vi. Portable restrooms (such as "port-a-johns" or comparable substitute) may be permitted for a reasonable period of time if absolutely required to complete a Major Alteration. Portable restrooms must be located in an area approved by Property Manager, must be cleaned frequently and must be removed as soon as practical.

vii. Cleanup of debris and materials outside the Villa must be done at the end of each work day. Debris and materials may be removed by Property Manager if an Owner or his or her contractor fails to do so, and such expense shall be charged to the Owner.

g. All work relating to either Minor Alterations or Major Alterations shall be performed between the hours of 8:00 A.M. and 5:00 P.M.. No work related to the completion of either Minor Alterations or Major Alterations shall be performed on Sundays. No work relating to the completion of Major Alterations shall be performed between Memorial Day and Labor Day within any calendar year. Major Alteration work approved prior to Memorial Day but not completed by Memorial Day shall be suspended until after Labor Day.

h. Owners shall avoid subjecting other residents to excessive noise or dust. Noisy and/or dusty work shall either be performed in a short period of time or offsite. Wet saws shall be used to cut tile.

i. Any violation of the rules and procedures described in this Section 2 shall result in the Board assessing a fine of up to One Thousand Dollars (\$1,000) as determined by the Board or Property Manager upon each occurrence. Each violation which is not corrected for a period of twenty-four (24) hours shall be considered a separate and distinct violation for each and every day such violation is not corrected.

j. The rules and procedures described in this Section 2 shall not be interpreted to prevent or delay any emergency repairs. Bona fide emergency repairs may be performed without prior approval, however such repairs are subject to the same damage and cleanup standards as any other alteration, renovation or construction described herein.

k. Nothing herein shall be interpreted to conflict with any restrictions described in the Master Deed or the Bylaws.

3. Late Charge for Assessments and Fees. In the event an Owner fails to submit timely payment of any assessment or fee, the Board may charge a late penalty of up to Two Hundred and Fifty Dollars (\$250) for each and every day in which timely payment is not yet received.

4. Pool Rules. The following Pool Rules shall be enforceable by the Board and shall be depicted in signage located within or around the Inland Harbour community pool:

- a. THERE SHOULD BE NO SOLO SWIMMING.
- b. THERE SHOULD BE NO RUNNING, BOISTEROUS OR ROUGH PLAY.
- c. NO PERSON UNDER THE INFLUENCE OF ALCOHOL OR DRUGS SHOULD USE THE POOL.
- d. PERSONS WITH DIARRHEAL ILLNESS OR NAUSEA SHOULD NOT ENTER THE POOL.
- e. PERSONS WITH SKIN, EYE, EAR OR RESPIRATORY INFECTIONS SHOULD NOT ENTER THE POOL.
- f. NO ANIMALS OR PETS ALLOWED IN THE POOL AREA.

- g. NO GLASS ALLOWED IN THE POOL OR ON THE DECK.
- h. NO CHILDREN SHOULD BE IN THE POOL WITHOUT SUPERVISION.
- i. YOU SHOULD TAKE A SHOWER BEFORE ENTERING THE POOL.
- j. THIS POOL IS OPEN FROM 9:00 A.M. TO SUNSET.
- k. THE MAXIMUM NUMBER OF SWIMMERS ALLOWED IN THE POOL IS 30.
- l. A FIRST AID KIT IS LOCATED ON WALL AT RESTROOMS.
- m. AN EMERGENCY PHONE IS LOCATED ON WALL AT RESTROOMS ABOVE THE FIRST AID KIT.
- n. LIFE SAVING EQUIPMENT IS LOCATED ON WALL NEAR ENTRANCE GATE.

5. Tennis Court Rules. The following Tennis Court Rules shall be enforceable by the Board and shall be depicted in signage located within the Inland Harbour community tennis courts:

- a. TENNIS COURTS FOR THE USE OF INLAND HARBOUR OWNERS & GUESTS ONLY.
- b. ALL OTHERS ARE TRESPASSING.