

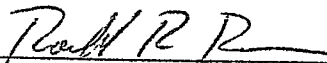
STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD


RE: St. Andrews Common Owner's Association, Inc. / St. Andrews Common Horizontal Property Regime – POLICY AND RESOLUTION

The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. Seq., of the South Carolina Code of Laws 1976, as amended.

**St. Andrews Common Owner's Association, Inc.
/St. Andrews Common Horizontal Property Regime**

By: 
Name: Ronald Rusin
Its: President

SWORN to before me this 20 day
of July, 2024.


Notary Public for New York
My Commission Expires: 4/26/2027

CHRISTA A KENNEY
Notary Public, State of New York
Reg. No. 01KE8023824
Qualified in Niagara County
Commission Expires 4/26/2027

ST. ANDREWS COMMON OWNER'S ASSOCIATION, INC.

ST. ANDREWS COMMON HORIZONTAL PROPERTY REGIME

EXTERIOR PATIO OR BALCONY CEILING FAN POLICY AND RESOLUTION

WHEREAS, the Master Deed of St. Andrews Common Horizontal Property Regime (recorded in Book 335 at Page 169), as amended, provides at Article Seventh that "[l]imited Common Elements [include] (2) [a]ll terraces, decks, patios and balconies immediately adjacent to each Apartment or to which each Apartment has direct access from the interior thereof as shown on the floor plans and plot plans identified as Exhibit "C" or on the plat identified as Exhibit "B".";

WHEREAS, Article VII 9(c) of St. Andrews Common Owner's Association, Inc.'s Bylaws provides that "... the Board may approve... exterior minor changes or additions [including to decks, patios or balconies] which in its sole discretion will not interfere or conflict with the overall scheme and appearance of the common areas.";

WHEREAS, the Board of Directors has determined that the installation of exterior ceiling fans on the patios or balconies in strict accordance with the standards set forth herein below constitute minor changes or additions which will not interfere with the overall scheme and appearance of the common areas.

NOW, THEREFORE, BE IT RESOLVED THAT:

Exterior ceiling fans may be installed on patios and balconies in strict accordance with the following standards and acknowledgments:

A. STANDARDS FOR EXTERIOR PATIO OR BALCONY CEILING FANS AND INSTALLATION

1. Fan must be classified as wet rated.
2. Fan must be neutral black in color.
3. Fan style must be a 3 blade.
4. Fan cannot have a light fixture.
5. Installation is only permitted by a licensed and insured electrician and must be consistent with any and all Town of Hilton Head building codes and industry standards. (Proof of insurance is required to be submitted with application for approval.)
6. Switch must be installed inside the unit.
7. Wall switch may be a three way inside unit (basic) or remote/Bluetooth optional.
8. Ceiling fan must be centered as closely as possible (Basic schematic for Patios and Balconies is available from the Regime Manger).
9. Fan size is determined by size of Balcony or Patio (52" fan will fit MOST balconies and patios).
10. All conduit used for installation must be painted to match walls/St. Andrews paint color (Sherwin Williams Smoked Pearl).

B. OWNER ACKNOWLEDGMENTS


In consideration for approval of exterior patio or balcony ceiling fans each co-owner (her, her or its heirs, successor and/or assigns) agrees:

1. That specific approval of an application for installation of an exterior patio or balcony ceiling fan is required.
2. Any exterior patio or balcony ceiling fan shall be installed, maintained and repaired at the respective Apartment Owner(s)' sole expense.
3. To be responsible for and to hold St. Andrews Common harmless of and from all claims and demands of any kind or nature whether personal injury or property damage which may arise by reason of the installation, use or operation of an exterior patio or balcony ceiling fan; it being the intent of this provision that the approval of the installation of exterior patio or balcony ceiling fans as minor additions does not in any way create any liability on the part of St. Andrews Common.

Approved Tuesday, June 18, 2024 by the Board of Directors of St. Andrews Common Owner's Association, Inc. / St. Andrews Common Horizontal Property Regime



President 7.2.24



Secretary 7-8-24