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BEAUFORT COUNTY SC - ROD
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RECORDING FEES \$25.00

STATE OF SOUTH CAROLINA)

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AFFIDAVIT TO RECORD

COUNTY OF BEAUFORT)

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IN RE: YACHT COVE PROPERTY OWNERS ASSOCIATION, INC.

The attached document is 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.

YACHT COVE PROPERTY OWNERS ASSOCIATION, INC.

By: Charles Steadman

(Signature) Its: Officer or Representative

CHARLES STEADMAN, SECRETARY

(Printed Name) Its: Officer or Representative

SWORN TO BEFORE ME THIS

20th day of November, 2022

Laurel A. Fasciano
Notary

Laurel A. Fasciano
Notary Public South Carolina
My Commission Expires
March 10, 2030

Yacht Cove Property Owners Association, Inc.
ARCHITECTURAL REVIEW SUBMISSION OF PLANS

Owner Name: _____

Address: _____

City, State, Zip: _____

Property Address: _____

Phone Number: _____

Email Address: _____

Date Submitted: _____

Date Received by Architectural Review Board ("ARB"): _____

In accordance with Yacht Cove POA, Inc., Covenants and Restrictions, Rules and Regulations, I am requesting to make the following changes, alterations, renovations, additions and / or removals to my property:

Please attach a drawing (to Scale) or Blueprint or your plan(s) along with a Plat or survey if available.

Mail To: Yacht Cove POA, Inc.
 P. O. Box 4773
 Hilton Head Island, SC 29938

I understand that under the Declaration and the Rules and Regulations, the ARB will act on this request and provide me with a written response of its decision. I further understand and agree to the following provisions:

March 2022

1. No work or commitment of work will be made by me until I have received written approval from the ARB.
2. All work will be done at my own expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by a contractor or myself.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit Owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state and local laws, codes, regulations and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Yacht Cove POA, its Board of Directors, its agent and the ARB have no responsibility with respect to such compliance and that the Board of Directors' or ARB's approval of this request shall not be understood as the making of any representation or warranty that the plan(s), specifications or work comply with any law, code, regulation or governmental requirements.

Owner's Name Printed

Owner's Signature

Date: _____

Yacht Cove Property Owners Association, Inc.

PO Box 4773

Hilton Head Island, SC 29938

<http://yachtcovehhi.com>

Yacht Cove Mailbox Responsibility & ARB Specifications

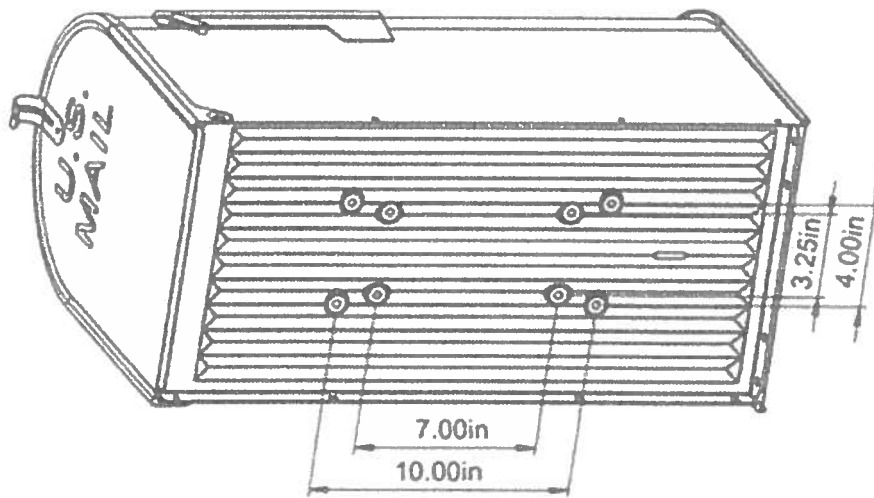
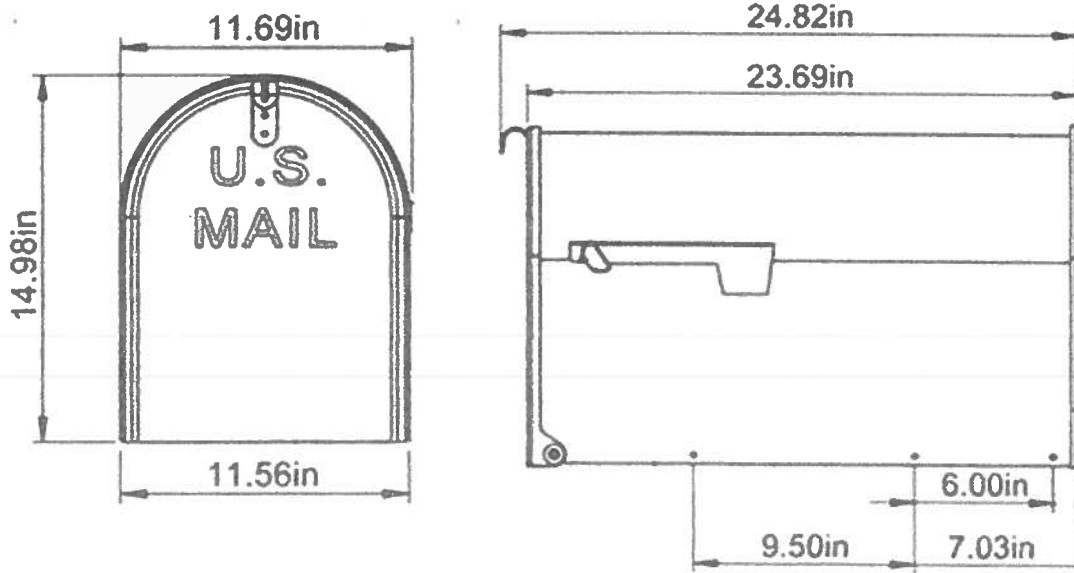
Mailboxes for single family homes on Yacht Cove Drive, Cobblestone Court, Mulberry Court and Bellhaven Way are the responsibility of individual property owners. Going forward from 5/12/22, replacement mailboxes for single family homes should be black and conform to the specifications on the attached diagram. These mailboxes are currently available at Ace Hardware.

The mailboxes for townhome owners on Jib Sail Court are also the responsibility of the individual property owners; however, as they are clustered together, Jib Sail Court property owners should coordinate to maintain the current consistent look of standard size, green mailboxes.

The Wyndemere mailbox station is the responsibility of Wyndemere HPR.

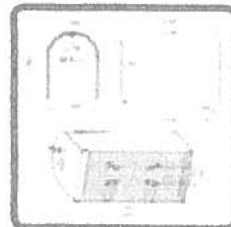
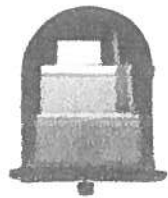
(See page 2 for single family home mailbox diagram)

May 12, 2022



Pinch image to zoom

Product images



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Yacht Cove Property Owners Association, Inc.
POOL KEY FOB FORM

Yacht Cove Residents need a Key Fob (“FOB”) to enter the pool area. All owners current in their Association fees can arrange to obtain a FOB or authorize a tenant to pick up the owner’s FOB by simply mailing or emailing a completed copy of this form stating your acceptance of the terms below with the address of your property and the name of the tenant authorized to accept.

The pool is open from 8:00 AM to dusk during the season. For after hour or emergency needs, contact a Board member.

I understand the FOB is to Control Access and for Safety Purposes. **NO FOB, NO Access.**

Do not allow children, strangers, or residents in without a FOB. **NO FOB, NO Access.**

I understand that Delinquent Owners cannot be considered a guest as all privileges are suspended.

Do not prop the pool gates open at any time.

Do not share or loan out your FOB to anyone at any time.

Children 14 and under must be under adult (18) supervision at all times, **Never Alone.**

I understand there is **NO Life Guard on duty.** You and your guests swim at your own risk.

Alcohol, Glass and Dogs/Pets are never allowed in the pool area at any time.

You, as Owner, are responsible for Guest’s and or Tenant’s actions and any damages.

I will abide by these and all additional posted pool rules.

Children’s Regular Disposable Diapers are not allowed in the pool; they must be Swim Diapers.

FINES FOR VIOLATIONS: 1st Offense: FOB disarmed for 7 days & \$50.00 fine; 2nd Offense: 14 days & \$100; 3rd Offense: 30 days & \$150. Vandalism to pool areas or clubhouse: \$150 fine, restitution and potential loss of FOB use until end of the year. Owners that become delinquent in Association fees will need to pay a \$20 administrative charge for reinstatement and re-arming of the FOB. Replacement FOB is \$25; previous FOB will be voided & disarmed.

I understand should the Owner become delinquent in their Association fees that FOB access may be terminated.

I agree to abide by the above Rules & Regulations and acknowledge receipt of a Yacht Cove FOB.

Owner’s Signature _____ Tenant’s Signature _____

Date: _____ FOB # _____

Yacht Cove Address _____ Wyndemere Unit # _____

Email completed forms to the Board member in charge of key fobs (see the Board Directory on the Yacht Cove website <http://yachtcovehhi.com>) or mail to:

Yacht Cove POA, Inc.
P. O. Box 4773
Hilton Head Island, SC 29938

Yacht Cove Property Owners Association, Inc.

Rental Property Rules & Regulations And Rental Property Form

Yacht Cove's current Rules and Regulations state:

“Short-term rental (e.g., weekly or monthly) of any Dwelling shall not be allowed. Only Leases for periods of six (6) months or greater shall be permitted. Tenants occupying property must be named in the lease. Copies of such leases must be provided to the Yacht Cove POA Board President prior to the tenant(s) occupying the property.”

Yacht Cove POA has not previously had a reliable identification of which Yacht Cove properties (excluding Wyndemere¹) are leased nor information on the tenants in those leased properties; this information is necessary to better assist the Board in administering its duties, particularly communications with residents and pool access. Therefore, in June & July 2022, the POA contacted all owners who did not appear to be living in their Yacht Cove property (according to the latest owner's contact listing); these owners were requested to complete a Rental Property Form and provide a copy of the current lease if the property was rented. It is now time to inform all owners about the Yacht Cove POA requirements if you do not occupy your property on a full-time basis or your property is leased to others.

If you **WERE** contacted by Yacht Cove POA during June & July 2022, you only need to do the following (separately for each property owned in Yacht Cove) if the status of your property changes going forward from September 2022:

1. If the status of your Yacht Cove property has not changed from what you have reported, you do not need to do anything;
2. If you designated your Yacht Cove property as NOT being leased but it has become a rental property, you need to provide an updated and signed Rental Property Form (see the last page of this document) and a signed copy of the lease to YCPOA prior to tenants occupying the property;
3. If you designated your Yacht Cove property as leased but it has changed to a non-leased property, you need to provide an updated and signed Rental Property Form to YCPOA;

¹ Wyndemere rental properties are governed by Wyndemere HPR.

4. If you designated your Yacht Cove property as a rental property and either the tenant(s) has changed or a new lease has been signed by the current tenant(s), you need to provide an updated signed lease to YCPOA.

If you **WERE NOT** contacted by Yacht Cove POA during June or July 2022 (or have purchased your property after July 2022)², please follow the instructions below depending on which category applies to you:

1. If your property is owner-occupied full-time, you do not need to do anything;
2. If your property is owner-occupied only part-time but is not leased to anyone else, you need to complete and sign a Rental Property Form (see the last page of this document) indicating that it is not a rental property and return the form to YCPOA;
3. If your property is currently owner-occupied full-time but you decide to move out and lease your property, you will need to provide a completed and signed Rental Property Form and a signed copy of the lease to YCPOA prior to tenant(s) occupying the property.

Documents may be provided to Yacht Cove POA using one of the following methods:

1. Rental Property Forms and leases in PDF format FOR EACH RENTAL PROPERTY IN YACHT COVE may be emailed to the current President of the YCPOA Board of Directors (contact information is shown on the Board Member Directory available on the YCPOA website www.yachtcovehhi.com) or,
2. Mail the completed Rental Property Form and, if applicable, a copy of the signed lease FOR EACH RENTAL PROPERTY IN YACHT COVE to Yacht Cove POA, P.O. Box 4773, Hilton Head Island, SC 29938.

Violations and Fines

1. Any property owner found to be allowing short-term rentals (i.e., less than six (6) months) may be fined \$1,000 for each month, or partial month, the property is rented;
2. Any property owner found to be renting their property WITHOUT notifying Yacht Cove POA that their property is a rental property may be fined \$1,000 for each month, or partial month, the property is rented;

² As Wyndemere owners who lease their units are also governed by Wyndemere HPR, it is not necessary for Wyndemere owners to provide the same information to Yacht Cove POA.

3. Any property owner found to be renting their property after submitting a Rental Property Form stating the property is NOT a rental property may be fined \$1,000 for each month, or partial month, the property is rented;
4. Any property owner found to be renting their property WITHOUT providing a signed lease to Yacht Cove POA may be fined \$1,000 for each month, or partial month, the property is rented; and,
5. The property owner may be fined \$1,000 for each month, or partial month, if there are other people living in the property that are not on the lease provided to Yacht Cove POA (unless those people are part of the immediate family of the tenant(s)).

Please be advised that the SC Business License Tax Standardization Act (Act 176), effective January 1, 2022, requires that all property owners who rent their property obtain a business license. If you currently rent your Yacht Cove property, or plan to rent it in the future, the Board recommends that you check with the Town of Hilton Head Island to see if this requirement applies to you. {See www.hiltonheadislandsc.gov/business/license.cfm }

If you have any questions, please contact the current President of the YCPOA Board of Directors.

September 2022

Yacht Cove Property Owners Association, Inc.

PO Box 4773
Hilton Head Island, SC 29938
<http://yachtcovehhi.com>

RENTAL PROPERTY FORM

Property address in Yacht Cove (excluding Wyndemere; see Note 1):

____ This property is currently being leased. Pursuant to Yacht Cove Rules and Regulations, I/We have attached a complete signed copy of the current lease which contains the names of all the tenants/occupants.

____ This property is NOT currently being leased

The undersigned acknowledge that they have read and understand the fines that may be incurred for violating Yacht Cove POA's Rental Property Rules and Regulations as described on Pages 1-3.

Owner(s) Printed Names: _____

Owner(s) Signatures: _____

Date signed: _____

NOTE 1: Wyndemere property rental is governed by Wyndemere HPR regulations.

September 2022

<http://yachtcovehhi.com>