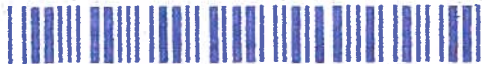


3 RB
Yacht Cove PA
\$25.00



BEAUFORT COUNTY SC - ROD
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RECORDING FEES \$25.00

STATE OF SOUTH CAROLINA)

AFFIDAVIT TO RECORD

COUNTY OF BEAUFORT)

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 Stedman*

(Signature) Its: Officer's or representative

CHARLES STEDMAN, SECRETARY

(Printed Name) Its: Officer's or representative

SWORN TO BEFORE ME THIS

19th day of October, 2021

Laurel A. Fasciano

Notary

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

Yacht Cove

Property Owners Association, Inc. <http://www.yachtcovehhi.com/>

COVENANTS & RESTRICTIONS

These are just a few of the Covenants and Restrictions which run with the land and are binding upon all owners, their families, tenants, guests, invitees, servants and agents of Yacht Cove POA. The most common violations are listed below. See <http://www.yachtcovehhi.com>, page "Additional Information and Downloads," links "Yacht Cove Covenants," "By-Laws" and "Covenants for Single Family Homes" for more information.

1. No trash, stored materials/equipment, propane fuel tanks, inoperable vehicles or vehicles without current licenses or similar unsightly items shall be allowed to remain on any Dwelling Lot outside an enclosed structure.
2. In the event that the Owner of any Dwelling Lot fails or refuses to maintain their property free from weeds, or other unsightly growth, the association may enter upon such Dwelling Lot ten (10) days after notifying the Owner to observe this paragraph and upon such entry may remove all unsightly items or growth at the Owner's expense. No such entry shall be deemed a trespass.
3. No signs or advertising shall be permitted on any property, common areas, entrance etc. unless approved by the board. This prohibition particularly applies to "For Sale", "For Rent", "Garage Sale" & "Political" signs.
4. Pets shall not make an unreasonable amount of noise or become a nuisance. Pets shall be leashed and subject to Beaufort County Regulations Sect. 14-33 at all times when walked or exercised off your property. Dog owners must dispose of pets' droppings immediately. POA Fines are applicable. (This is also a Town ordinance which carries a fine up to \$1,092.50 and or thirty (30) days in jail.)
5. No bicycles, boats, trailers, recreational or commercial vehicles (defined as any vehicle with advertising on exterior or larger than can be housed in a residential garage) shall be parked overnight anywhere in Yacht Cove outside an enclosed structure and cannot be visible from the street. Such vehicles may only be brought on a Dwelling Lot for the purposes of home maintenance, unloading or loading but must be removed from the Dwelling Lot as soon as such task is completed.
6. No building, fences walls or other structure shall be erected, placed or altered on any Dwelling Lot until the proposed buildings plans, specifications, exterior color or changes to exterior color / finish, plot plan, landscape and or outdoor lighting plans are approved in writing by the Association's Architectural Review Board per the covenants. All Dwelling units must provide for off-street parking for two (2) automobiles. Fencing erected on Dwelling Lots shall not exceed 4 ft in height. Town Homes are permitted a Privacy Wall, between units as originally constructed (up to 16'0" but must be on owner's property), per covenants. Although many owners have extended their yards, plantings, fences, and or personal recreation equipment into common areas or open space, the Association has granted no approvals, and all Owners are to know that common area is just that, and not open for adverse possession. If you have any questions on your property lines or encroachments please check the property survey that you should have received at closing or check with a Board member for property plats that may be on file with Beaufort County.
7. 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.

RULES, REGULATIONS & PENALTIES

Parking on or personal use of common areas is not permitted without Board Approval. Currently, the paved parking spaces around the tennis court in Jib Sail Common area are available for overnight use by any Yacht Cove resident or guest on a first-come, first-served basis. Limited parking by the clubhouse is available only when the clubhouse and pool are open; overnight parking is not allowed without a dashboard pass issued by the President of the Yacht Cove POA Board of Directors.

Use of any vehicle on any Yacht Cove landscaping is prohibited. This includes all motorized vehicles (including cars, trucks, SUVs, motorcycles, golf carts, mini-bikes, dirt bikes, scooters, electric bikes, etc.) as well non-motorized vehicles (including trailers, bikes, scooters, skateboards, roller skates, etc.).

NO PARKING ON STREET AFTER 2:00 A.M. VEHICLES WILL BE POSTED WITH A NOTICE TO TOW ON FIRST VIOLATION AND TOWED ON SUBSEQUENT VIOLATIONS. NO parking is permitted at any time on Homeowners Landscaping, Sidewalks or Devil Strips. Owners who want to expand private parking should use pavers

or concrete after applying for such modifications with, and receiving approval from, the Association's Architectural Review Board.

Access to Yacht Cove amenities (pool and tennis court) will be withheld from Owners (and their tenants) who have outstanding balances in their Yacht Cove POA accounts resulting from unpaid POA dues, assessments, fines or damage charges. Pool fobs for unpaid accounts will be deactivated. Use of the amenities by Owners (or their tenants) with delinquent POA accounts (and/or deactivated pool fobs) will result in fines assessed to the Owner's POA account.

ALL VIOLATIONS OF YACHT COVE RULES AND REGULATIONS, AFTER ONE WARNING HAS BEEN GIVEN, WILL BE SUBJECT TO A FINE OF \$150. HOWEVER, if an Owner (or tenant) causes any damage to Yacht Cove property (e.g., clubhouse, pool area, sprinkler system, etc.), any applicable fine and all repair costs shall be assessed to the Owner's Yacht Cove POA account, even for first-time violations.

COVENANT VIOLATIONS NOT CORRECTED. AFTER PROPER NOTICE IS GIVEN, WILL BE ASSESSED A FINE OF \$150.00.

OUTSTANDING OWNER ACCOUNTS: A \$25.00 PENALTY & ADMINISTRATIVE CHARGE WILL BE ADDED TO QUARTERLY STATEMENTS FOR ALL ACCOUNTS WITH OUTSTANDING BALANCES.

10-15-2021

YACHT COVE POA
P.O. Box 4773 Hilton Head Island, SC 29938