

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF BEAUFORT                    )  
  )

AFFIDAVIT TO RECORD

IN RE:            The Villages at Palmetto Pointe Homeowners' Association, Inc.

I, Jannine M. Mutterer, Esquire do hereby state that:

1. I serve as general counsel for The Villages at Palmetto Pointe Homeowners' Association, Inc.
2. This Affidavit is made to record the attached *The Villages at Palmetto Pointe Parking Policy* in order to meet the requirements of the South Carolina Code §27-30-110, et seq. known as The South Carolina Homeowners Association Act which amended Title 27 of the 1976 Code of Laws of South Carolina.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Jannine M. Mutterer, Esquire

SWORN TO BEFORE ME THIS

27 day of July, 2020



Notary Public for South Carolina

My Commission expires 2/20/2029



## THE VILLAGE AT PALMETTO POINTE

### PARKING POLICY

Effective July 22, 2020

- 1) All vehicles must be parked in areas designated for such purposes. At no time may residential lawns, yards, open spaces, or general turf areas be used for parking, storage or other recurring use to support vehicles of any type.
- 2) At no time may common grounds, to include public sidewalks, be used for parking. This does not apply to the sidewalks that cross owner's driveway.
- 3) Discharge from any engines, motors, drive trains, and holding tanks shall not be allowed into the street, storm drain, or sanitary sewer storm drain.
- 4) Vehicles cannot be rebuilt or dismantled on any lot except within the confines of the garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot.
- 5) No industrial vehicles such as tractor trailers, wreckers, hearses or buses shall be parked within the boundaries of the subdivision. Standard passenger vehicles displaying a Company Name and/or Logo will be permitted to park without having to conceal company name/logo.
- 6) Vehicles parked in overflow parking must have current license plates.
- 7) The pool lot may be utilized for overnight parking, after the pool has closed, during the pool season and anytime during the off season.
- 8) Overflow parking lots may not be used as storage. Any vehicle wishing to utilize the overflow parking lot, or the pool lot in the off-season, for a vehicle which they do not intend to move for more than five (5) days must request a parking permit from the management company which will designate the dates and must be displayed in vehicle dashboards.
- 9) No towed trailer units, boats, motorhomes, wreckers, buses, or the like may utilize the overflow or pool parking lots.
- 10) Parking is not allowed in front of mailboxes by Federal law.
- 11) A 'correction time' shall not apply to parking violations and homeowner may receive daily violations and accrue fines for the same.
- 12) In the event the owner of the vehicle cannot be identified, it may be towed, without warning, at the vehicle owner's expense.
- 13) Fines for yard parking are as follows:
  - o First occurrence – warning
  - o All subsequent occurrences - \$200 fine

## THE VILLAGE AT PALMETTO POINTE

### PARKING POLICY

Effective July 22, 2020

**14)** Fines for parking violations are as follows:

- First occurrence – warning
- Second occurrence - \$200 fine
- Third occurrence – Towing at the vehicle owner's expense

**15)** Fines will be applied directly to the homeowner's account. Unpaid fines are treated in the same manner as association dues and assessments. Non-payment of fines will result in loss of amenity privileges; collections proceedings and liens being placed against the home.