

HIGH TIDE ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

Yacht Cove Villas

Welcome to Yacht Cove Villas. Please take some time to relax and review the helpful and essential information provided. **Be certain to visit our Website at <https://hightideassociates.com> for all Governing Documents (i.e., Master Deed, Bylaws, Rules and Regulations, etc.) and carefully review all documents in full.** If you have any questions, please do not hesitate to contact the Regime Management Company.

Regime Management Company:

High Tide Associates

Jim Nissley

Association/Community Manager

Jim@hightideassociates.com

Direct line 843-681-6152

HIGH TIDE ASSOCIATES

P.O Box 7665

Hilton Head Island, SC 29938

55 New Orleans Rd. Suite 211

Hilton Head Island, SC 29928

Office 843-686-2241

Fax 843-686-2204

www.htausa.com

If you have any questions or concerns please contact Jim Nissley, High Tide Associates at 843-681-6152 or email Jim@hightideassociates.com

FOR AFTER-HOURS EMERGENCIES CONCERNING YOUR UNIT, PLEASE CALL 683-0968

Revised 2015

P.O. Box 7665 • Hilton Head Island, SC 29938 • Phone 843-686-2241 • Fax 843-686-2204 •
www.htausa.com

EXHIBIT "I"
RULES AND REGULATIONS
OF
YACHT COVE VILLAS HORIZONTAL PROPERTY REGIME I

1. The grassy areas and walkways in front of the buildings and entranceways to the Units shall not be obstructed or used for any purpose other than ingress and egress.
2. No trees or other natural growth may be removed without the written permission of the Association.
3. No article shall be hung or shaken from the doors or windows or placed upon the window sills of the Units.
4. No change to the exterior design or color of any Unit may be made until the proposed changes shall have been approved in writing by the Association.
5. No bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand in any of the Common Area.
6. No Owner shall make or permit any noise that will disturb or annoy the occupants of any of the Units in the Project or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other Owners.
7. Each Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or

"EXHIBIT "I"

permit to be swept or thrown therefrom or from the doors or windows thereof, any dirt or other substance.

8. No awnings, window guards, ventilators, fans, or air conditioning devices shall be used in or about any buildings except such as shall have been approved by the Board of Directors.

9. All garbage and refuse from the Units shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Board of Directors may direct.

10. Bathroom facilities and other water apparatus in any buildings shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into the same. Any damage resulting from misuse of any bathroom facility or other apparatus shall be paid for by the Owner in whose Unit it shall have been caused.

11. No Owner shall send any employee of the property manager out of the Project on any private business of the Owner.

12. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.

13. The agents of the Board of Directors or the managing agent, and any contractor or workman authorized by the Board of Directors or the managing agent, may enter any room or Unit in.

"I-1"

the buildings at any reasonable hour of the day for the purpose of inspecting and treating such Unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects, or other pests.

14. The Board of Directors, or its designated agent, may retain a pass key to each Unit. No Unit Owner shall alter any lock or install a new lock or a knocker on any door of a Unit without the written consent of the Board of Directors. In such case consent is given, the Owner shall provide the Board of Directors, or its agent, with an additional key pursuant to its right of access to the Unit.

15. All persons will obey the posted parking regulations. Throughout the Property, certain parking spaces shall be designated as use by compact cars. No vehicle shall be parked in those spaces unless the vehicles are less than fourteen (14) feet in length.

16. All damage to the Common Area or Limited Common Area caused by the moving or carrying of any article therein shall be paid by the Owner responsible for the presence of such article.

17. Water shall not be left running any unreasonable or unnecessary length of time.

18. No fire hazard shall be allowed to exist and no Owner shall use or permit to be brought into the Project any inflammable oils or fluids such as gasoline, kerosene, naphtha,

"I-2"

or benzine, or other explosives or articles deemed extra hazardous to life, limb, or property without, in each case, obtaining written consent of the Board of Directors.

19. The Owners shall not be allowed to put their names on any entry of the Project, except in the proper places provided for such purposes.

20. The Owners shall close all windows while their Units are unattended to avoid possible damage from storm, rain, freezing, or other elements.

21. The swimming pool may be used by residents in Units and their guests. The Board of Directors may charge for the use of the swimming pool by anyone not residing in a Unit and may restrict the number of guests that may use the swimming pool. All persons must abide by the swimming pool rules promulgated by the Board of Directors as posted in the pool area.

22. Draperies or curtains must be installed by each Unit Owner on all windows of his Unit and must be maintained in such windows at all times.

23. Any Owner wishing to plant flowers, trees, or shrubs outside of his patio area must obtain written permission from the Board of Directors before doing so.

24. Complaints regarding the management of the Units and grounds or regarding actions of other Owners shall be made in writing to the Board of Directors.

"I-3"

25. Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.

26. No area shall be maintained in a manner which will detract from the natural beauty of the area and the following shall be prohibited, to wit: Clothes lines; laundry; permanent cooking facilities; dog houses; statuary; playground equipment; garages; storage sheds; car ports; fences; fish ponds; pools, swimming pools; basketball courts; racquet or handball courts; hoists, lifts, and ramps for boats, trailers, or vehicles; audio equipment; high-intensity lighting; campers; buses; tractor trailers; non-operating vehicles; and the like, except as provided by the Association.

27. No one shall burn rubbish or trash; detonate any explosives; discharge a firearm, air gun, bow and arrow, sling or sling shot, or the like within the confines of the Regime.

28. Timesharing, by any means whatsoever, as defined by the Code of Laws of the State of South Carolina, and as enforced or regulated by the South Carolina Real Estate Commission, shall be strictly prohibited within the confines of the Regime, except as permitted by the Master Deed.

29. No Dwelling Unit shall be used for commercial purposes within the confines of the Regime, except as otherwise provided in the Master Deed.

"I-4"

30. No major or minor mechanical work on vehicles shall be performed within the confines of the Regime, except for the benefit of the Association.

31. All Units shall be kept in a clean and sanitary condition and rubbish, refuse, or garbage shall be allowed to accumulate.

32. No animals, livestock, or poultry of any kind shall be raised, or bred for commercial purposes. However, dogs, cats, or other normal household pets may be kept by the respective Owner inside their respective Units, provided they do not create any health hazard or, in the sole discretion of the Board of Directors, unreasonably disturb the peaceful and safe possession of any other portion of the Project. The Owner shall indemnify the Association and the Board of Directors and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project.

33. No exterior television or radio antennas shall be placed on any portion of the Project without prior, written approval of the Board of Directors. All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Owner alone shall be liable for any damage or injury caused

"I-5"

by any radio, television, or other electrical equipment in such Unit.

34. No boats, trailers, recreational vehicles, or other similar vehicles shall be parked or stored on any portion of the Project. Non-operating vehicles shall not be parked or stored on any portion of the Property and no repairs or maintenance of any vehicle shall be allowed to be performed on any portion of the Property.

35. Any Owner shall have the right to lease or rent his Unit; provided, however, that the Board of Directors shall have further right, for cause, to cancel any lease or rental contract. Any leases or rental contracts shall be in writing and shall be specifically subject to the Regime Documents.

36. These Rules and Regulations may be added to or repealed at any time by the Board of Directors.

BOARD OF DIRECTORS OF YACHT COVE
VILLAS OWNERS ASSOCIATION, INC.

By: 

Dr. Elias Alsabti
President and Chairman of
the Board

By: 

Robin Alsabti
Secretary/Treasurer

Hilton Head Island,
Beaufort County, South Carolina

Date: December 5, 19 88

"I-6"

HIGH TIDE

ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

YACHT COVE VILLAS

DEAR HOMEOWNER,

IN ORDER FOR US TO BE MORE EFFECTIVE IN MANAGING YOUR PROPERTY, THE FOLLOWING INFORMATION IS REQUIRED;

OWNER NAME: _____
MAILING ADDRESS: _____
UNIT #: _____
PHONE #: HOME: _____ CELL: _____
(WORK) _____
E-MAIL: _____
EMERGENCY CONTACT: (NAME) _____
(PHONE) _____

1. DO YOU LIVE IN UNIT? Y N
2. DO YOU RENT OUT YOUR UNIT? Y N
3. IF YES, DO YOU MANAGE IT YOURSELF? Y N
4. IF NO, WHO IS YOUR AGENT? _____
MANAGEMENT _____
CO.? TELEPHONE #: _____
EMAIL: _____

5. LIST VEHICLES AUTHORIZED TO PARK ON THE PROPERTY:

	YEAR	MAKE	COLOR	MODEL	PLATE#	STATE
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____

PLEASE COMPLETE AND RETURN THIS FORM AS SOON AS YOU CAN TO:

High Tide Associates

HIGH TIDE

ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

THIS FORM IS FOR YACHT COVE VILLA OWNERS

Association Dues

AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBITS)

ALL DIRECT DRAFT TRANSFERS WILL BE DRAWN ON OR AROUND THE 10TH OF THE MONTH OF WHICH IT IS DUE.

I (we) hereby authorize High Tide Associates (HTA), hereinafter called **COMPANY**, to initiate debit entries to my (our) checking or savings account indicated below at the depository financial institution named below, hereafter called **DEPOSITORY**, and to debit the same to such account. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law.

Your Banking Information:

Depository Name: _____ Branch: _____
(Bank Name) (Location)

City: _____ State: _____

Routing Number: _____ Account Number: _____

Checking Account _____ Savings Account _____

This authorization is to remain in full force and effect until **COMPANY** has received written notification from me (or either of us) of its termination in such time and in such manner as to afford **COMPANY** and **DEPOSITORY** a reasonable opportunity to act on it.

If you wish to stop direct draft you must notify High Tide Associates in writing, including the date you would like the services to be discontinued.

Your Personal Information: (Please Print)

Account Number (Example: YCV1234): _____

Name(s): _____

Phone Number: _____ day _____ evening

Signature: _____ Date: _____

Signature: _____ Date: _____

PLEASE ATTACH A VOIDED CHECK TO THE BOTTOM OF THIS AUTHORIZATION FORM