

HIGH TIDE

ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

Our Commitment:

High Tide Associates provides best in class service for our communities that is rooted in the philosophy of honesty, integrity and respect. We enable the Communities and their Board of Directors to achieve their goals through this approach. This earned trust leads to long-lasting relationships. In addition, our philosophy provides our employees with a challenging and rewarding environment in which to grow and succeed.

Dear Legends Owners,

High Tide Associates (HTA) is your property management company. We look forward to serving the Legends community with 20+ years of experience in regime property management. In this mailing, please find our Owner Information form to fill out and return, in the self-addressed envelope provided. Also enclosed is our ACH Debit form in case you prefer to have your monthly payments debited from your account on the 10th of each month. Please fill it out and attach a voided check to the form and mail it back in the enclosed envelope.

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.

An account statement will be sent to each owner to verify that the numbers are correct. If you find a discrepancy, please call High Tide Associates. You should also receive your monthly coupon payment books before the end of the year.

If you have any questions, please call the office at 843-686-2241 or e-mail the receptionist at reception@hightideassociates.com .

Drew Davis

Property Manager

PH: 843-816-4141

Email: Drew@hightideassociates.com

Office Hours -- Monday - Friday 9 am - 4 pm

P.O. Box 7665 -- HHI, SC 29938

Fountain Center

55 New Orleans Road, Suite 211 Hilton

Head Island, SC 29928

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

THE LEGENDS, HPR

RULES AND REGULATIONS

(Revised September 25, 2025)

Violations of Rules and Regulations may result in fines levied by The Legends HPR ("Association")

Owner and Guest Conduct

1. Occupancy limits: max number of two (2) people per bedroom. Upon application to the Board, the Legends may allow a very young child to exceed the restriction of max number of two (2) people per bedroom if the size of the bedroom, size of the villa, and the age and size of the child reasonably allows for the additional occupant. Legends will be given access to the villa to measure in considering the application, and the applicant must identify by name and age all proposed residents of the Villa. A fine of \$300.00 per person, per week may be assessed if maximum occupancy is exceeded.
2. No Owner, Tenant or Guest shall make, or permit any disturbing noises in any unit or while on Legends property or do or permit anything to be done which shall interfere with the rights, comfort or convenience of other Owners, Tenants or Guests.
3. Fireworks are prohibited.
4. Leasing of residences must have a minimum term of ten (10) months. A copy of any lease, rental contract, or other rental agreements must be submitted to the managing agent on or before its effective occupancy date. The document must contain the names of all occupants who will reside in the unit. If owner is using a rental manager/rental management company, owner should also supply the Regime office with the name, address, and telephone number of the manager/management company.
5. Moving in or out is restricted to 9 am to 7 pm. Owner, rental company, or agent should notify management company of move in or out date when determined.
6. Owners/renter/guests/visitors are subject to these Rules and Regulations. In the event of any violation of the Rules and Regulations or any state or local ordinances, the owner may be fined.
7. There is to be no fishing or swimming in the lagoons or lake(s). Owners/Residents/Guests must not throw anything in the pools or lagoons.
8. Do not feed the alligators, turtles, or any wildlife on the property.
9. **Owners are responsible for the acts and omissions of their tenants, guests and visitors. It is the sole responsibility of the owners to ensure that their tenants understand and follow all Rules and Regulations.**
10. Picnic table(s) placed on the property is for resident/owner/guest use. Table(s) may be used until 10:00 pm. Trash/debris must be removed from the area when leaving and no personal items are to be left on or around the table(s).
11. No discharging of firearms of any description is permitted on The Legends property.
12. ONLY electric grills are allowed on decks/porches. No charcoal, propane, or flame producing grills or cooking appliances are permitted on decks/porches. All grills must be covered. Unit numbers must be visible on the covers. When used, charcoal, propane, or flame producing grills must be 10 feet from buildings and trees. Grills in use must be attended at all times.
13. Garages can be used for parking/storage only.

Property Appearance

14. No clotheslines are allowed on the exterior of the Villas.
15. Furniture not designed for outdoor use is not permitted on decks/patios/porches.
16. Nothing may be placed on the porch/balcony railings including, but not limited to towels, swimsuits and clothing. Potted plants must be firmly attached to porch/balcony railings.
17. All garbage and refuse from units shall be deposited with care in garbage dumpsters intended for such purpose. Refuse must be deposited in dumpsters and not left on the ground around the dumpsters.

All refuse must be taken immediately to the dumpsters and not left at the entrance of any unit.

18. No signs may be placed on the exterior of a Villa, or on the interior of a window to be visible from the exterior of a Villa without the prior written approval of the Board.
19. No business may be conducted in a Villa or on community property. Villas are for residential use only. Garage sales are prohibited except for those sponsored by the entire community.
20. Television antennas, AC unit in windows, satellite signal receivers or other similar devices *may not* be attached to exterior portion of a Villa or set on common grounds. An antenna dish may be mounted in a bucket and set on your balcony.
21. No playground or recreational equipment may be installed outside of a Villa on common property.
22. All windows must have white blinds facing the outside.
23. The Floors all second-floor units must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least eighty percent (80%) of the floor area of each room, excepting only kitchens, pantries, bathrooms, closets and foyers.
24. No exterior alterations (including, without limitation, ceiling fans, screens or porch/balcony screening, windows, exterior doors) may be made to any unit or building without the express written permission from the Association.
25. Sidewalks, stairways, hallways, breezeways and other common areas shall not be obstructed or used for storage. In addition to levying fines, the Association has the right to impound and/or dispose of any items or personal belongings left in these areas.

General

26. Keys to the fitness center and the pools are available at the office of the managing agent. A \$50 refundable deposit is required per key and will be returned when the key is turned in.
27. If an owner(s) is delinquent in their regime fees, the owner(s) must meet with the managing agent before keys or parking permits are issued.

Pets

28. Up to two (2) household pets are allowed in each unit.
29. No livestock is allowed within The Legends. Owners are responsible for the behavior of their pets. Any animal deemed dangerous by the Board of Directors will not be allowed within The Legends.
30. Solid pet waste must be removed from common areas by the pet owner and placed in a trash container.
31. Pets are to be on a leash at all times in compliance with South Carolina State Law.
32. Owners will be responsible for any damage caused to the common property by their animals and those of their tenants/guests/visitors.
33. No pets are allowed in or around the pool areas.
34. No dog runs are permitted and dogs shall not be tied up outside.
35. Cats are not allowed outside the unit unattended by the pet owner.
36. No pet food or water may be placed outside a unit.

Vehicles

37. All residents must have a valid parking pass. Parking permits will be issued on an annual basis to ensure current information. There will be a cost of \$15 per permit for renters (which cost may be changed at the discretion of the Board of Directors). To obtain a pass, the resident must complete an application and provide the following: a valid driver's license, current vehicle registration, and renters must provide a copy of a current lease or notice of extension of a lease, with a check/money order for \$15 (or the then applicable permit fee). Applications may be taken to the managing agent office. Vehicles without permits may be towed without warning. Guests must have a guest pass which may be picked up at the management office. Guest passes are valid for a two-week period

- only, and may be renewed at the discretion of the management.
38. One-way signs must be observed.
 39. All vehicles must have a valid license plate. Vehicles not displaying a current license plate can be towed from The Legend's property without warning and at the vehicle owner's expense.
 40. Parked vehicles shall not block the passage of a street, walkway, or a driveway. No parking is allowed in front of the dumpsters or blocking garages.
 41. Per Fire Marshall Instructions, no parking is permitted within (15) fifteen ft of a fire hydrant or mailbox, or in any fire lane.
 42. Vehicles are to be parked in designated spaces only. CARS THAT ARE PARKED ON LANDSCAPE AREAS SUCH AS GRASS, PLANTING BEDS, ETC., ARE SUBJECT TO TOWING WITHOUT NOTICE. Any damage and/or repairs necessitated by the parking on grass or sidewalks will be billed to the owner of the unit responsible.
 43. All residents are required to observe a 10 mile-per-hour speed limit and all South Carolina traffic laws while on the property.
 44. Residents may not perform any vehicle maintenance on the property other than replacing a flat tire or changing a battery.
 45. No electrical extension cords are permitted to be left on common property for any purpose, including, without limitation the charging of an electric powered vehicle ("EV"). Any owner with a dedicated parking space that seeks to install EV charging equipment within such parking space must seek and obtain Board approval. Such approval will be conditioned the use of a licensed and insured electrician to install the appropriate wiring and conduits, Palmetto Electric approval and a permit from the Town of Hilton Head.
 46. It is against federal law to dispose of oil or antifreeze on the ground or in the trash, which will incur a \$250.00 fine for the first offense and minimum \$500.00 fine plus possible legal action for a second offense.
 47. All vehicles must be road worthy, have valid tags and be parked correctly within the lined spaces. It is required that all vehicles be registered with the Association/managing agent and display a parking decal/permit on the rear bumper, driver's side (for owners) or the lower left driver's side windshield (for tenants).
 48. All unmarked parking is first come first serve. Overflow parking on the 115 Union Cemetery side is to park in the area on the side of the clubhouse on the 112 Union Cemetery side.
 49. The condominium association is not responsible for vehicle security, regardless of cause, nor for any vehicular damage, regardless of cause.
 50. Boats, jet skis, motorcycles, trailers, RV's or other similar recreational vehicles are not permitted to be parked or stored in the common areas. However, these items may be stored in the garages. No oversized vehicles (those that will not fit into a parking space) are permitted to be parked on The Legends property.
 51. Bicycles must be placed in designated areas only (not left on grass areas, breezeways or common space). Bicycles left on grass areas, breezeways or common space may be removed.
 52. No recreational activity is permitted in the main street and the parking lot. This includes but not limited to skateboards, roller blades, kicking soccer balls, etc. Additionally, balls are not to be bounced off walls, garages or cars.

Pools

53. Pool hours are 8am - dusk for swimming April to September. The sun deck is open year round 8am to sunset.
54. Thirty (30) swimmers maximum in the 112 pool at any one time; limit for 115 pool is twenty (20) swimmers.
55. Use pool area and swim at your own risk. There is no lifeguard.
56. No alcoholic beverages, glass or other breakables are allowed in the pool area.

57. No smoking is allowed around the pool areas.
58. Children 14 years of age and younger must be accompanied by a parent or guardian 18 years of age or older at all times.
59. No running, diving or horseplay allowed. No loud or obnoxious behavior. (The pool area is for everyone's enjoyment, please respect others).
60. Please shower before using the swimming pool.
61. No children wearing diapers in pool unless wearing protective and sealed swimsuits.
62. Proper swimsuit attire must be worn. No street clothes allowed.
63. All DHEC (Department of Health and Environmental Control) and other rules and regulations as posted in the pool area must be strictly followed.
64. Each resident adult is limited to two (2) guests at the pool at any given time. (A guest may be either an adult or child). All guests must be accompanied by the resident or owner while using the pool.
65. Toys, floats, balls, and recreational devices of any kind are not permitted in the pool.
66. Only radios/CD/MP3/tape players equipped with earphones are permitted at the pool areas. Please respect the fact that not all people like the same music.
67. Pool furniture and their cushions are not to be moved from the pool area.
68. The gate is not to be opened for any unauthorized person.

NONCOMPLIANCE SCHEDULE (unless otherwise noted above): Warnings will be issued for violations of the Rules and Regulations. All infractions will be reported to the Board of Directors. Either the managing agent or the Board will levy fines based on the reports received.

1st violation - warning

2nd repeat violation - \$100.00 repeat

3rd repeat violation - \$250.00

4th repeat violation - \$350.00 and legal action (up to and including eviction)

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Legends Horizontal Property Regime

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
IF NO, WHO IS YOUR AGENT? _____
MANAGEMENT CO.? _____
TELEPHONE#: _____
EMAIL: _____

PLEASE COMPLETE AND RETURN THIS FORM AS SOON AS YOU CAN.

Drew Davis, Property Manager

PH: 843-816-4141

Email: Drew@hightideassociates.com

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Hilton Head Island, SC 29928

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LEGENDS HORIZONTAL PROPERTY REGIME

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: ABC1234): _____

Name(s): _____ evening Phone Number: _____ day

Signature: _____ Date: _____

Signature: _____ Date: _____

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