

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT )

AFFIDAVIT TO RECORD

IN RE: The Legends Horizontal Property Regime

The attached documents are 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.

- 1. Rules and Regulations, Revised June 20, 2019

The Legends Horizontal Property Regime

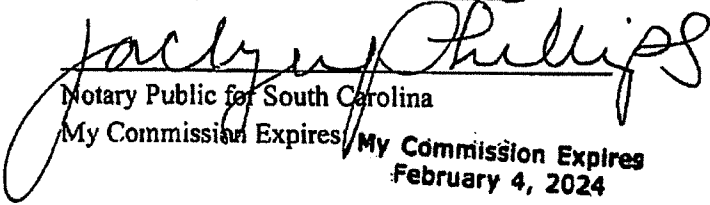
By: 

Patricia H. Read  
(Printed name)

Its:

SWORN TO BEFORE ME

On this 21<sup>st</sup> Day of June, 2019.

  
Notary Public for South Carolina  
My Commission Expires February 4, 2024

# THE LEGENDS, HPR

## RULES AND REGULATIONS

(Effective August 15, 2018, Revised June 20, 2019)

Violations of Rules and Regulations may result in fines levied by The Legends Owners Association, Inc. ("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. Unreasonable, noisy behavior or offensive activity, as determined by the Association is not permitted.
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, and 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. **Grills are not allowed to be used on decks/porches** or inside of garages.
13. Garages can be used for parking/storage only and no other purpose.

### 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. Bicycles must be placed on bicycle racks, the far side of porches near the windows or in storage units.
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.
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. All second-floor units must be carpeted (with the exception of kitchen and bathroom(s)).
24. No exterior alterations may be made to any unit or building without the expressed written permission from the Association.
25. Sidewalks, stairways, hallways, breezeways and other common areas shall not be obstructed or used for storage. 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, Pit Bull, Rottweiler or any mix of these dog breeds are 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. Effective October 1, 2011, parking permits will be issued on an annual basis to ensure current information. There will be a cost of \$15 per permit for renters. 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. Applications may be taken to the managing agent office. Vehicles without permits may be towed without warning. Guests must have a guest pass and the pass must be called in to the phone number on the pass. Guest passes are valid for a two-week period only, and must be renewed if necessary.
38. One-way signs must be respected.
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. 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.

46. All vehicles must be road worthy, have valid tags and be parked correctly within the lined spaces. Commencing October 1, 2011, 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.
47. 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.
48. The condominium association is not responsible for vehicle security, regardless of cause, nor for any vehicular damage, regardless of cause.
49. 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.
50. Bicycles should be put in designated areas only (not left on grass areas). Bicycles left on the grass may be removed.
51. For their own protection, children cannot play in the main street and the parking lot. This includes but not limited to skateboard, roller blades, kicking soccer balls, etc.... Additionally, balls are not to be bounced off walls, garages or cars.

### **Pools**

52. Pool hours are 8am – dusk for swimming April to September. The sun deck is open year round 8am to sunset.
53. Thirty swimmers maximum in the 112 pool at any one time; limit for 115 pool is twenty swimmers.
54. Use pool area and swim at your own risk
55. No alcoholic beverages, glass or other breakables allowed in the pool area.
56. No smoking is allowed around the pool areas.
57. Children 14 years of age and younger must be accompanied by a parent or guardian 18 years of age or older at all times.
58. No running, diving or horseplay allowed. No loud or obnoxious behavior. (The pool area is for everyone's enjoyment, please respect others).
59. Please shower before using the swimming pool.
60. No children wearing diapers in pool unless wearing protective and sealed swimsuits.
61. Proper swimsuit attire must be worn. No street clothes allowed.
62. All DHEC (Department of Health and Environmental Control) and other rules and regulations as posted in the pool area must be strictly followed.
63. 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.**
64. Toys, floats, balls, and recreational devices of any kind are not permitted in the pool.
65. 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.
66. Pool furniture and their cushions are not to be moved from the pool area.
67. The gate is not to be opened for any unauthorized person.
68. Pool parties require prior approval of the managing agent. Pool parties are limited to Monday thru Thursday nights, and limited to ten people.

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

1<sup>st</sup> violation - warning

2<sup>nd</sup> repeat violation - \$100.00

3<sup>rd</sup> repeat violation - \$250.00

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

### **BASIS FOR RULES AND REGULATIONS**

Legends Master Deed: Section 5.5 (II) a. Section 5.5 (II) d Section 5.5 (II) e Section 5.5 (II) h Section 5.5 (II) I Section 5.5 (III) Section 5.5 (IV) Section 13.3 Legends By Laws: Section 11

# THE LEGENDS, HPR

## SUPPLEMENT TO THE RULES & REGULATIONS

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### TEMPORARY PARKING HANGTAGS

- Ownership/Tenancy is required to obtain temporary parking hangtags. If you are a tenant, we must have a valid lease on file and we will require specific identifying information that matches your lease for verification. If you are an owner, we will require verification of specific owner contact information. Required contact information for verification will be specified by management
- Owner/Tenant will be required to provide the license plate information of the vehicle for which the hangtag is requested, and the hangtag may only be used in the vehicle matching that license plate. Hangtags are not transferrable to different vehicles.
- Temporary parking hangtags are limited to 14 days per 30 days per license plate.
- Temporary parking hangtags are limited to 1 hangtag per unit at any one time for tenants and no limit for owners.

*\*All decals are vehicle specific. If at any time you sell or trade your vehicle, you are required to obtain a new decal from management. \**

### TENANT DECALS

- Month to Month leases are prohibited. A 10-month minimum lease is required to obtain parking decals.
- The cost of a tenant decal is \$15 per decal. Management does not accept cash or credit cards.
- Up to two decals are allowed for a 1-bedroom unit.
- Up to three decals are allowed for a 2-bedroom unit.
- Up to three decals are allowed for a 3-bedroom unit.
- Tenant must fill out a decal application and provide a valid lease, current vehicle registration, current vehicle insurance and a valid driver's license in which names on each must match. Management will make a copy of this documentation to keep on file.
- You must be named on the lease to obtain a decal.
- Your decal will expire according to your lease expiration, at which time you are required to obtain an updated decal through management and provide all pertaining documentation again along with the \$15 decal charge.
- Those living on the 115 side are required to park at least one vehicle in the assigned parking spot for their unit.
- All tenant decals are to be adhered to the lower left driver's side windshield.

### OWNER DECALS

- Owner decals are free.
- Up to two decals are allowed for a 1-bedroom unit.
- Up to three decals are allowed for a 2-bedroom unit.
- Up to three decals are allowed for a 3-bedroom unit.
- Owner must fill out a decal application and provide current vehicle registration, current vehicle insurance and a valid driver's license. Management will make a copy of this documentation to keep on file.
- Owner decals do not expire.
- Those living on the 115 side are required to park at least one vehicle in the assigned parking spot for their unit.
- All owner decals are to be adhered to the lower drive side rear bumper.

# **THE LEGENDS, HPR**

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The Board of Directors reserves the right to deviate from these rules and regulation in its discretion  
Approved 6.20.2019