

STATE OF SOUTH CAROLINA)
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COUNTY OF BEAUFORT)
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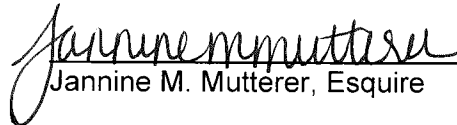
AFFIDAVIT TO RECORD

IN RE: Victoria Square Property Owners' Association, Inc.

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

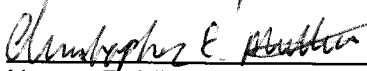
1. I serve as general counsel for Victoria Square Property Owners' Association, Inc.
2. This Affidavit is made to record the attached *Victoria Square Fining System*, in order to meet the requirements of the South Carolina Code §27-30-110, et seq. known as The South Carolina Homeowners Association Act which amended Title 27 of the 1976 Code of Laws of South Carolina.

FURTHER AFFIANT SAYETH NOT.


Jannine M. Mutterer, Esquire

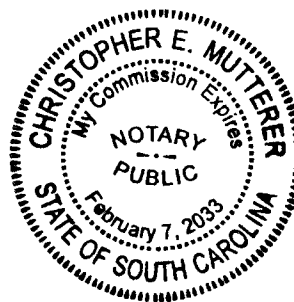
SWORN TO BEFORE ME THIS

5th day of July, 2023



Notary Public for South Carolina

My Commission expires 2/7/2033



Victoria Square Fining System

In order to assist in enforcing the Victoria Square Covenants, Rules, and Regulations, the following Fining System has been established:

Parking Violations: (parking on street, personal property, grass, yard, etc.)

1. 1st offense: \$25.00
2. 2nd offense: \$50.00
3. 3rd offense or more: \$100.00

General Violations

1. Owner is notified and given seven days to make the required correction.
2. A fine of \$100 is levied after seven days if no correction or remediation plan is submitted.
3. An additional fine of \$50 per day if no corrections made after fourteen (14) days.
4. Homes may only be leased for six (6) months or more. No portion of a home (other than the entire home) may be rented. Short term rental (less than 6 months.) of any space or room is prohibited. \$1000.00 fine. \$500.00 per day if not remediated.
5. Homes may be rented or leased for single family household use only. Leasing a home to more than one single family is not permitted. \$250.00 per day increasing to \$500.00 per day if no remediated in 30 days.
6. A copy of each lease showing the names of all adults (over 18 years) living in the leased property will be on file with the Victoria Square management company.
7. Single-family definition: The Housing Act 2004 defines a single household as a family as a single individual, a couple (whether married or not and including same sex couples) or persons related to one another, an employer and certain specified domestic employee, one or two caregivers and the person receiving care, a foster parent and foster child.

Health & Safety Violations

Community Pool Area

1. After hours pool use: \$250.00
2. Unsupervised minors in pool area: \$250.00 (Resident 18 yrs. or older must be present)
3. Glass in pool area: \$500.00 plus costs to drain and refill pool if needed.
4. Fecal matter in pool: \$500.00 plus costs to clean/treat the pool.
5. Pets in the pool area: \$500.00 plus costs to clean/treat the pool.

Pet Owners

Allowing pet urination/waste on other homeowner's private property or the front entrance common area from Leg O Mutton to the entry gazebo. Dog owners may still use other community common property and dog stations: \$25 fine.

Architectural Review Violations

Any exterior work that is completed without prior approval of the Architectural Review Committee is subject to fines and remediation at the discretion of the Board of Directors.

Responsibility of Homeowner for Payment

All fines levied must be paid within 30 days. All fines will be placed directly on the owner's account and will be treated as any other balance due. (i.e. could incur late fees, collection fees, legal fees or even cause a lien upon the property if unpaid). Fines incurred by the tenant are the responsibility of the owner and will be billed to the owner's account. The HOA will take whatever action necessary to collect the outstanding debt. All daily penalties will continue until the fine is paid or other arrangements are made. Interest and all collection charges will be the property owner's responsibility as set forth in the Victoria Square Covenants. (Section 4)

Our purpose is not to impose a hardship on any owner, but to have a standardized procedure for rules enforcement. Should an owner have a question or problem with a notification or fine, they should contact Atlantic States Management, who will bring their appeal to the attention of the Board of Directors.