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RECORDING OF RULES AND REGULATIONS PURSUANT TO THE SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT, S.C. CODE §§ 27-30-110 et. seq.

Tracer Cross-reference: Book M105, Page 240

The undersigned President of High Hammock Villas Co-Owners Council, Inc. (the "Association") hereby certifies that the attached Rules and Regulations were duly adopted by the Board of Directors of the Association, and that the same are being recorded in order to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq. S.C. Code of Laws.

The Rules and Regulations recorded herewith consist of the following:

- 1) "High Hammock Villas Do's and Don'ts" (2 pages);
- 2) "High Hammock Villas Renovation Information Packet" (16 pages)

These Rules and Regulations supersede and replace the Rules and Regulations recorded February 5, 2019 in Book 0775, page 904.

High Hammock Villas Co-Owners Council, Inc.

By (sign name):

Todd A. Miller

Print name:

TODD A. MILLER

Title:

President

Date:

4-29-2021

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High Hammock Villas Co-Owners Council, Inc.

By (sign name): Todd A. Miller
Print name: TODD A. MILLER
Title: President

Date: 4-29-2021

High Hammock



Villas



Renovation Information Packet

High Hammock



Villas

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Board Policy on Villa Renovations

Renovation Policy

The intent of this renovation policy is to protect the interests of all Owners in the regime. Ample consideration will be given to all Owners who wish to make modifications to their villas however it must be understood that no renovations can be made without prior approval from the Board of Directors. The Board of Directors meets quarterly. The foregoing notwithstanding, an Owner may submit a renovation plan at any time and the Board may meet to discuss and make a decision on renovation plan(s) between regularly scheduled meetings. These factors should be taken into consideration when requesting approval to do renovations.

No renovations may be started until the Owner has received written approval from the Board of Directors.

Renovation Exclusions

Renovations exclude painting, wallpapering, carpeting and general fixture replacements. Floor coverings may be excluded unless the proposed material adds significant weight to the floor structure (i.e. ceramic tiles, marble, granite, etc.).

Renovation Request Package Contents

Renovation requests must be made by the Owner of a Unit and submitted to the Regime Management Company for consideration by the Board. Please ensure that your request package contains (at minimum) the following contents:

- A \$1000 deposit check (refundable upon receipt of a photocopy of the approved Seabrook Island/County final inspection) *Note: Deposit may be forfeited if copy of approved final inspection is not received and/or project has exceeded 90 days
- A detailed description of the type of work to be done;
- Exact plans/diagrams of what renovations you are requesting approval for;
- Materials being used;
- Procedure/time-line as to when renovations will take place;
- Professional(s) performing your renovation (must be licensed, bonded, and insured). Attached Contractor Guidelines must be completed and submitted with the request package.

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Villas

- Include name
- business address
- phone number
- proof of Insurance
- copy of the contractors Bond certificate
- a signed statement that the contractor is compliance and current with Worker's Compensation Insurance payments
- The Owner will provide any other information as deemed necessary by the Board of Directors. If necessary, such additional information will be requested prior to rendering a decision.

Confines of Renovation

Work being done during renovations must be done within the confines of the unit. Work is to take place between the hours of 8:00am and 5:00pm [or as dictated by SI POA Contractor guidelines] Monday to Friday and between the hours of 8:00am and 5:00pm on Saturday [or as dictated by SI POA Contractor guidelines]. No work is authorized nor may occur on Sundays. Neighboring properties must be notified of the proposed work.

Owner Certification

The Owner will be required to sign an agreement to the terms of a renovation as well as any waiver as requested by the Board of Directors that will include but is not limited to the following:

- The Owner is to ensure that all renovations comply with all related Codes and that all work performed will comply with such Codes.
- The Owner is required to ensure that all permits required have been obtained and that any inspection required by the Town of Seabrook and/or the County of Charleston have been performed and are supplied to the Board of Directors with copies of all.
- The Owner will respect the privacy of all Owners and only perform work between the hours stated above and in compliance with the SI POA guidelines.
- The Owner will be responsible for all maintenance and upkeep of the work performed as it shall be internal to the villa.

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Mitigation of Damages

It is recommended that an Owner pursuing renovation undertake (at Owner's expense) a pre- and post- renovation structural assessment [to be performed by a licensed home inspector] of neighboring villa (either above or below as is appropriate) for the purpose of mitigating damages and future claims of damage by the owner and/or contractor(s) of the unit undergoing renovation. This is particularly critical when renovations include any changes that are deemed structural in nature (i.e. the removal of load-bearing walls or any portion thereof). To protect your interests please request that your inspector include numerous photographs depicting details of, but not limited to, grout lines, tile conditions, tub/tile joints, drywall corner and seam conditions, etc.

Building materials are not permitted to be placed or stored outside of the unit. Any damage to neighboring and/or common property is the owner's responsibility for repair.

Duration of Renovation Period

In protecting the interests of all parties, it should be noted that all renovations commenced must be completed no more than ninety (90) days from the commencement date of the renovation. If it is known that the renovation will exceed this timeline, for any reason, this must be clearly indicated in the renovation package submitted for Board approval and may impact the Board's decision.

If, for any reason, an unanticipated delay in the renovation should occur, it is the responsibility of the owner to notify the Board per the Regime Manager.

Any renovation exceeding the ninety (90) day timeframe, without approved extension, will result in a forfeiture of deposit.

Structural Modifications

Removal of load bearing walls, or portions thereof, is discouraged. If an Owner persists in their desire to make such modifications it should be noted that there is only one

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Villas

"Board Approved" beam design to accommodate such modifications. Please note the following:

- This design was professionally engineered and must be used in such cases
- The design may be obtained by the Owner for submission to the Owner's licensed contractor
- The installation MUST ONLY be performed by a licensed contractor
- Installation of the design must be inspected by County of Charleston Inspector's staff BEFORE closing the wall with drywall or other finish materials
- The Owner of the neighboring villa must be notified of the date of install no less than one week prior to installation so they may vacate their villa on that date if they so choose
- In no event may the installation of the design remain "in progress" for more than 24-hours from the time it is installation was commenced
- Evaluation by a structural engineer must be completed and submitted to the Regime

Summary and Conclusion

The primary intent of this policy is two-fold. To protect the interest of all Owners while at the same time affording individual Owners the ability to safely and considerately get the maximum enjoyment from their villa. If, at any time, any Owner (directly involved or not) has any questions or concerns regarding renovations in process you are encouraged to bring such matters to the attention of the Board. The Board will make every effort to ensure the safety and wellbeing of all Owners.

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Renovation/Modification Procedures

1. Secure a contractor (three bids are recommended).
2. Submit your plans, including the scope of work and any related drawings, along with a signed copy of the attached Contractor and Owner Guidelines to the Regime Manager. The Regime Manager will notify the homeowner once the request is approved/denied or if additional information is needed.
3. Once approval from the High Hammock Villas HPR has been received you will need to complete the attached Seabrook Island POA form titled Appendix G and submit it to Heather Paton at the Seabrook Island POA office.
4. Following Seabrook Island POA approval, proceed to the Seabrook Island Town Hall for the town permit.
5. After receiving a town permit, proceed to the Charleston County Building Inspector's office for a Charleston County Permit.
6. Upon completion of the work, your contractor must receive a final inspection from the Charleston County Building Inspector's office and Town of Seabrook. If you are employing a contractor, we recommend that you insist on receiving a copy of the final inspection report to ensure the work was performed according to code.

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Villas

Owners and Owners' Contractors Guidelines for Conducting Work in the Villas

1. Owners having work conducted in their villas involving kitchen and bath remodeling, removal or installation of walls or partitions, etc. must follow these guidelines.
2. Owners must submit a written summary of work to be conducted in their villa, including the name of the contractor and contact information.
3. If the work includes alterations to the villa (wall removal or installation, plumbing alterations, etc.), stamped drawings along with a detailed scope of work must be submitted to the Regime Manager for Board approval as outlined in the Regime's Master Deed.
4. Owners should submit a copy of the Contractor's Seabrook Island Business License and South Carolina Contractor's License to the Regime Manager.
5. Any required Charleston County building permits must be posted conspicuously on the job site and a copy submitted to the Regime Manager.
6. No contractor vehicle may be parked overnight.
7. All materials and supplies must be stored in villas or off site. Storage of materials is not allowed in the parking lot or outside of villas.
8. Contractors are responsible for removing all debris from the villa exterior daily. Under no circumstances can the contractor use the High Hammock Villas trash bins. If the Contractor deems that a dumpster is needed for villa debris removal, permission must be obtained from the Regime Manager prior to the delivery and placement of the dumpster.
9. If contractor or its employees use the stairwells, the stairwells must be cleaned at the end of each work day. The entry porch must be cleaned each day. No materials or debris may be left blocking the stairwell at any time, nor hazardous materials left in the stairwells or entrances to the villas at any time.
10. Contractors must have insurance coverage as outlined below. An insurance certificate that includes High Hammock Villas Horizontal Property Regime as an additional insured must be provided to the Manager.

a	General Liability per occurrence	\$1,000,000.00
b	Annual Aggregate	\$2,000,000.00
c	Products and Completed Operations	\$1,000,000.00
d	Personal and Advertising Injury	\$1,000,000.00
e	Medical Payment per Person	\$5,000.00
f	Workers Compensation	\$500,000.00
11. The general contractor must submit to the Regime Manager, a list of sub-contractors who will be conducting work and a copy of the sub-contractor's insurance certificates.
12. If any damage to the exterior building and / or common elements occurs during the villa interior work, regardless of whether the damage is the result of any act or omission by the Owner, Owner's Contractors, Sub-Contractors and Material Suppliers, the Owner will reimburse the High Hammock Villas Regime promptly for the cost to repair such damage.
13. Under no circumstances may any villa interior remodeling work begin until the Owner and Owner's Contractors have fully complied with the requirements of Paragraphs 2, 3, 4, 5, and 10.

Owner Signature / Date:

Contractor Signature / Date:

Villa Number:

High Hammock



Villas

Guidelines for Removal of Wall between Kitchen and Great Room



APPLIED BUILDING SCIENCES INC.

ENGINEERS ■ ARCHITECTS ■ ENVIRONMENTAL CONSULTANTS

April 1, 2010

Mr. Carl Donnelly, Board President
High Hammock Horizontal Property Regime
200 Wood Duck Road
Columbia, South Carolina 29223

Re: High Hammock Unit 176

**Beam to replace load bearing wall between kitchen and great room
ABS Project No.: 800.0908**

Dear Mr. Donnelly,

Pursuant to your request, a visual survey was performed of selected areas of the subject residence and the residence located directly above. The purpose of this survey was to determine the loading condition of the subject beam and a design for the beam. This design entails structural items relating to the beam only. No other structural evaluation was performed. All work shall be performed in accordance with the 2006 international Building Code (IBC).

Design

- a. Install a new double 1 3/4" x 14" iLevel ILL beam in the location of the subject load bearing wall. Connect the double LVL beam together with four rows of 10d face nails at 12" O.C. Maintain a minimum edge spacing of 2". The maximum allowable clear span is 10'. The minimum allowable bearing length at the ends of the beam is 6".
- b. The new double LVL must bear on a minimum of four 2 x 4 SYP. No 2 studs at each end. Connect the LVL to the stud pack with six 16d toe nails each end. The studs shall be attached together in accordance with Sk-15.
- c. Connect each 2 x 8 floor joist to the LVL with two 16d toe nails at each joist as shown on Sketch 14.

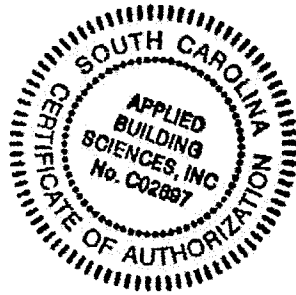
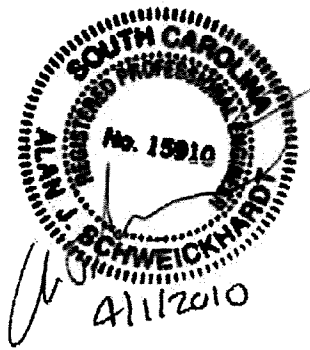
Please contact us with any questions,

John J. Greenan. E.I.T.

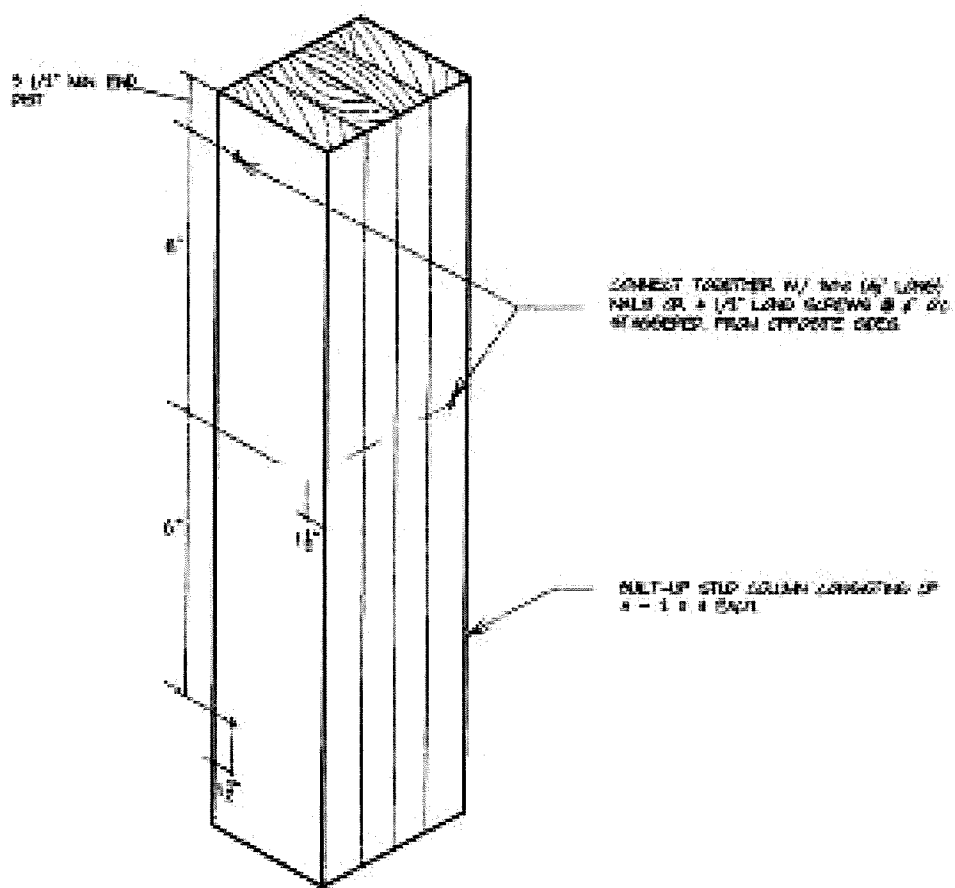
Best Regards,

APPLIED BUILDING SCIENCES, INC.

Alan J. Schweickhardt, P.E.



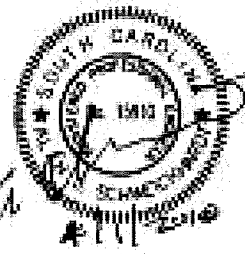
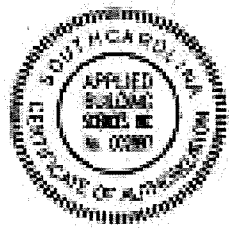
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BUILT UP STUD COLUMN DETAIL
SCALE: NOT TO SCALE



APPLIED BUILDING SCIENCES INC.
CONCRETE, WOOD, STEEL AND
FOUNDATION GROUP
1815 WATSON STREET
DUNNELLON, FLORIDA 33426
TEL: 352-329-4455
FAX: 352-329-4458



HIGH HAMOCK
UNIT 176
SEABROOK ISLAND, SC

DATE: 04/20/05	SHEET
REVISION: 1	
SCALE: 1/8"=1'	
DRAWN BY: JES	
CHECKED BY: JES	

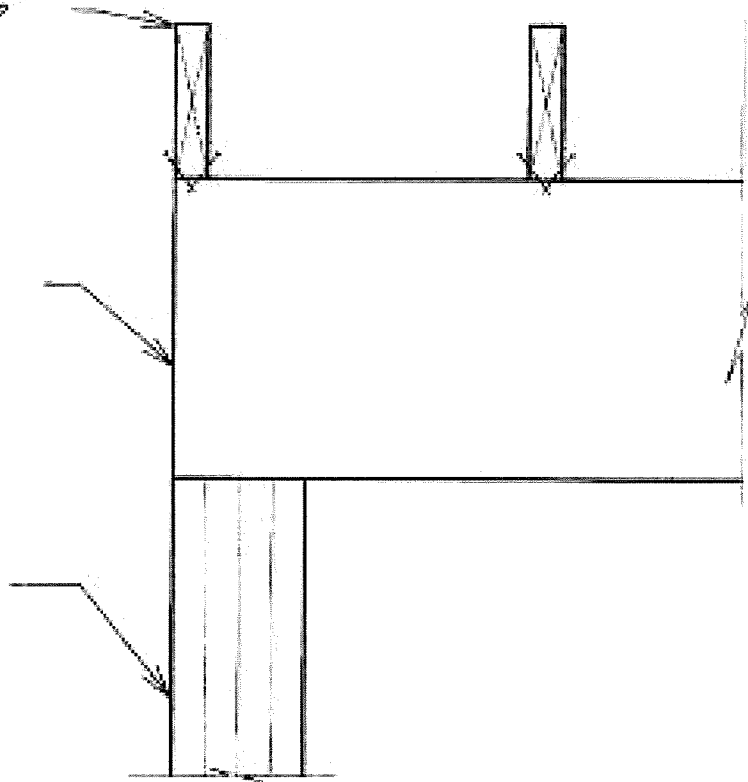
SK-15

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1 X 8 FLOOR JOISTS CONNECT FLOOR JOISTS TO NEW LVL WITH TWO NO. 10E NAILS AT EACH JOIST

NEW 10 1/2" X 14" LEVEL LVL FACE NAIL TOGETHER WITH FOUR ROWS OF 8D NAILS @ 12" OC

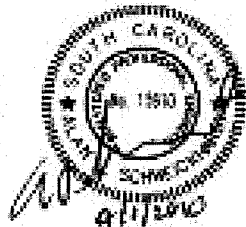
(4) 2 X 4 STUD COLUMN SEE BR-18 CONNECT LVL TO STUD COLUMN WITH 4-NO. 10E NAILS EACH END



LVL SUPPORT DETAIL
SCALE: NOT TO SCALE



APPLIED BUILDING SCIENCES, INC.
1800 W. FORT STREET
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 716-1000
FAX: (704) 716-1000



**HIGH HAMOCK
UNIT 176
SEABROOK ISLAND, SC**

DATE: 9/1/2010	SHEET
DESIGNER: J	
SCALE: PER	
ENGINEER: JJE	
DATE: 9/1/2010	
CHECKED BY: JJE	
PROJECT NUMBER: 100000	

SK-14

High Hammock



Villas

Deck and Patio Staining and Weatherproofing Guidelines and Procedures

Weatherproofing and staining decks will insure longer life and less maintenance costs!

1. Email Regime Manager prior to beginning project
2. Complete the Seabrook Island POA form and submit it to:
ARC Coordinator
Seabrook Island POA
1202 Landfall Way
Johns Island, SC 29455
3. Deck Approved products - (each conforms with ARC Guidelines):
 - a. Home Depot: BEHR Semi-Transparent Exterior Wood Stain Color: TAUPEOR
 - b. Any clear weatherproofing stains
4. The deck must be properly prepared prior to staining.
5. Power wash the surface to be stained. Mildew cleaners and brighteners are available.
6. Remember that there is a patio below and that the decks are not solid. Drop cloths must be used to protect all property below the deck. It is the responsibility of the deck owner to ensure that the walls, concrete patios and any items on the patio below are not damaged. As a courtesy, please notify the downstairs owner before beginning to weatherproof the deck.
7. Weatherproofing and staining should not be done while the oak leaves and oak blossoms are falling (January through early April).
8. Patio Approved products - (conforms with ARC Guidelines):
 - a. Satin Exterior Daylight 202B440
9. Any questions please contact the Regime Manager

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Villas

Rail Painting Guidelines and Procedures

1. Email Regime Manager prior to beginning project
2. Complete the Seabrook Island POA form and submit it to:
ARC Coordinator
Seabrook Island POA
1202 Landfall Way
Johns Island, SC 29455
3. The Wrought Iron Rails areas that are peeling or have rust should be sanded and cleaned.
4. These areas should be primed with an industrial oil tank primer to seal the area.
5. Once primer has dried the Wrought Iron Rails areas should be painted with two (2) coats of Sherwin — Williams industrial oil paint "SWBRZ5".
6. The recommended method is sock painting, using latex gloves with regular socks over your hands. Dip hands in paint, then paint rails with hands spreading paint on the entire surface of the rail. This allows the paint to be thicker and does not leave brush marks. It is also much faster than painting with a brush.
7. Upper deck owners or their contactors are responsible for protecting the downstairs owner's property while painting and are 100% liable for any damage incurred in the process. Drop cloths should be used to protect walls, concrete patios and any items on the patio below. As a courtesy, please contact your neighbor below before starting the work.
8. Thanks for keeping deck rails painted whereby rust is not a problem.
9. All prepping materials must be removed from newly painted areas and the furniture replaced immediately upon completion.
10. Any questions please contact Regime Manager

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Villas

Satellite Dish Guidelines and Procedures

1. All requests for satellite dish installation must be made by the property owner and requires HHV board approval and SIPOA ARC approval.
2. Dish installation (original/first) per building, must have a splitter to accommodate all units in the building.
3. Height of the dish and mounting hardware should not exceed 80" above ground level mounting. Top cannot be visible to upper deck residents.
4. Installation should be as unobtrusive and aesthetically pleasing as possible consistent with signal reception. Final dish location/install must be approved by HHV Board of Directors.
5. Color of dish should be grey or black in color as per manufacturers specifications.

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Villas

Landscaping Guidelines and Procedures

In an effort to make personal touch landscaping enhancements a win-win situation for you and your neighbors, the following Guidelines have been approved by the HHV Board of Directors.

1. The area to be developed must be inspected for underground wires, irrigation lines and wires, Cable and air conditioning wires are the most common wires to be avoided.
2. Call Before You Dig is a free service which may be contacted by dialing 811 prior to taking on any landscaping project. Qualified personnel will flag your underground lines for your safety and convenience.
3. The plants you choose should be deer resistant. Do some research before choosing your planting materials.
4. Trees are limited to the dwarf variety such as wax myrtle, red bud, etc. Keep in mind that as these trees and plants grow, the adult size should be taken into consideration.
5. Kindly consult the regime's landscaping company prior to planting or digging. Please contact the Regime Manager for contact information.
6. Consider having the planting done by the Regimes Landscape company. This will insure a no hassle result. Plants bought and planted by the Regimes Landscape company are guaranteed to be cared for in your absence. If you choose to do the plantings yourself, you must still have the area inspected and approved by the Regimes Landscape Company.
7. Please have a plan for care and watering of your new plantings prior to taking on the project. This is not the Regime Landscapers responsibility unless they install your plants. Keep in mind that new plantings often need more care.
8. Please remember that what you plant and how you plant affects your neighbor, and, when possible, they should be informed of your landscaping plans.

HHV Board of Directors thanks you for taking pride in beautifying your villa and surrounding area.



HIGH HAMMOCK VILLAS DO'S AND DON'TS

The use of **gas or charcoal grills and any open flame on the premises is strictly prohibited**. However, the use of electric grills is acceptable.

Bicycles must be stored in the villa or in bike racks only. Storing bikes on the entry landings, underneath stairs, in the landscape/common area, or in front of buildings is strictly **prohibited**. Tarps and bike covers are prohibited.

Furniture, beach equipment, and personal items on the stairs and landings are **prohibited**.

Hanging towels or garments from railings and other structures is **prohibited**. *No objects of any kind may obstruct the stairways, walkways, driveways, or other common areas.*

All garbage must be placed in plastic trash bags and deposited in the designated receptacles located in the trash bins.

Hanging plants and placing pots on the stair landings and rails is **prohibited**. However, one pot located in the corner of the stair landing is acceptable if the pot does not obstruct the walkway and/or stairs.

Placing plants and pots on the decks and patios is permissible.

Hanging of decorative flags and banners is **prohibited**.

Patios and decks are to be maintained in a neat and orderly fashion. Furniture should be in keeping with the resort area (subdued colors compatible with the exterior hues of the residence). Excessive clutter and junk are prohibited. Patios and decks must be maintained in an orderly and appealing manner and are not permitted to be unsightly in anyway.

Holiday decorations are limited to door wreaths. Exterior lights, holiday or otherwise, are *not* permitted. Door wreaths may be hung on the entry doors and must be in keeping with the season.

Pet fences and pet tethers are **prohibited**.

Owners are responsible for any items left in the trash bins. Trash, trash bags, construction materials, and debris are prohibited from being placed outside the unit. Cigarette butts are not permitted to be thrown in the pine straw or on common area and must be disposed of properly.

Storage of combustible items in the trash bins, decks, or patios is **prohibited**.

Sandbags, when not in use, must be stored inside the unit or out of sight and are not permitted to be stored on common area.

Items such as hoses, bird baths, bird feeders, statues, toys, and decorative objects are **not permitted** to be placed on common area without express written approval by the Board of Directors.

Recycling containers are to be placed on the curb in front of the trash bins on Sunday Evening or by 8:00 AM Monday morning for collection. Empty containers must be placed back in the trash bins. If you rent your Villa, please post these instructions inside the unit.

Bulk trash items must be placed on High Hammock Rd for Brown and White pick-up or must be hauled off site.

NO boats, kayaks, paddleboards, recreational equipment, boat trailers, trucks (larger than half-ton), motorcycles, motor scooters, go-carts, golf carts, low speed vehicle, dune buggies, campers or trailers shall be stored or parked on the property. All license plates and stickers must be current.

NO owner or resident is permitted to alter common area property.

There are no vehicle charging stations at High Hammock Villas. No extension cords are allowed as they are against fire code, and fines could apply. All vehicles must be in a parking space and appropriately licensed and insured. At no time should any vehicle be parked on Common Areas.

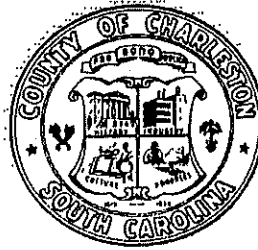
Vehicles are not permitted to be used as storage. Car covers are prohibited.

Pets must be kept on a leash at all times. Owners are required to clean up after their pets when they foul the common area.

Decks must be stained or clear coated, in accordance with the modification packet, at least every other year.

***A warning notice will be sent for each violation of the above stated items. Violations uncorrected at the time of re-inspection are subject to a \$200 fine per occurrence.**

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

BARR UNGER & MCINTOSH, L.L.C.
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Michael Miller, Register Charleston County, SC		

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HIGH HAMMOCK VILLAS ETC

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