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Ruth
MacNeille



BEAUFORT COUNTY SC - ROD
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Prepared by and return to:

Ruth & MacNeille, P.A.

PO Drawer 5706

Hilton Head Island, SC 29938

843-785-4251

STATE OF SOUTH CAROLINA

)

COUNTY OF BEAUFORT

)

IN THE REGISTER OF DEEDS

)

**AFFIDAVIT OF ATTORNEY FOR EAGLE'S POINTE PROPERTY OWNERS' ASSOCIATION,
INC. PURSUANT TO THE SOUTH CAROLINA
HOMEOWNERS ASSOCIATION ACT, S.C. CODE ANN. SEC. 27-30-110, ET SEQ.**

PERSONALLY, appeared before me, DOUGLAS W. MACNEILLE, who, being duly sworn, deposes and states:

1. That he is a citizen and resident of the State of South Carolina.
2. That he is a member in good standing of the South Carolina Bar.
3. That he is a partner in the law firm of Ruth & MacNeille, P.A., legal counsel for the Eagle's Pointe Property Owners' Association, Inc., a South Carolina nonprofit corporation (herein the "Eagle's Pointe POA").
4. That he has personal knowledge of the matters contained in this Affidavit and, as to those matters asserted to be on information and belief, he verily believes them to be true.
5. That the Eagle's Pointe POA is in good standing with the South Carolina Secretary of State.
6. That attached hereto is a true and accurate copy of the **"EAGLE'S POINTE RULES AND REGULATIONS FOR LEASED PROPERTIES (Revised February 13, 2025)"**. This document

has been duly approved and adopted by the Eagle's Pointe POA Board of Directors, which has approved the recording thereof.

7. That Eagle's Pointe POA is recording this document in accordance with the provisions and requirements of S.C. Code Ann. Sec. 27-30-110, et seq.

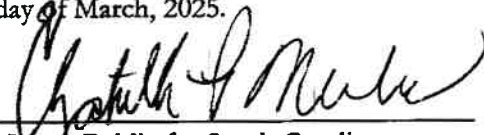
FURTHER AFFIANT SAYETH NOT.

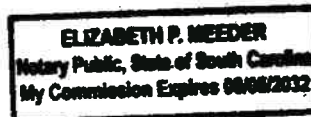
(Signature on following page)

RUTH & MacNEILLE, P.A.

By: 
Douglas W. MacNeille Esq.
S.C. Bar # 03520
P.O. Drawer 5706
Hilton Head, SC 29938
843-785-4251
douglas@ruthandmacneille.com

SWORN to before me this 6th
day of March, 2025.


Notary Public for South Carolina
My Commission Expires: 08/05/2032





Eagle's Pointe
PROPERTY OWNERS' ASSOCIATION, INC.
PO Box 1225, Beaufort, SC 29901
843-524-2207 x 229 (o) 843-521-0743 (f)

**Rules and Regulations For
Leased Properties**
(Revised February 13, 2025)

Rule 1.1:

The Eagle's Pointe Property Owners' Association, through its Board of Directors, has determined that a number of properties within our community are rented, and that the requirements for providing information regarding such rentals to the Board of Directors and the required maintenance stipulated in the Declaration of Covenants, Conditions and Restrictions for Eagles's Pointe (CC&Rs) are not being consistently met for those properties.

By authority contained in Article XII and Article IV, Sections 4.08 and 4.09 of the CC&Rs relating to leased properties, the Board of Directors establishes the following rules:

- A. The *minimum* permissible lease term is six (6) months. Any lease for a term less than six (6) months shall be considered to be a violation of these Rules and Regulations For Leased Properties and the applicable provisions of Article XII of the CC&Rs for Eagles's Pointe.
- B. For the purposes of these Rules and Regulations For Leased Properties, any and all short-term occupancies (i.e. less than 6 months) booked through online marketplaces connecting hosts and guests for short-term rentals, including, but not limited to AirBnB, VRBO, Home Exchange etc. shall be considered to be a violation of these Rules and Regulations For Leased Properties and the applicable provisions of Article XII of the CC&Rs.
- C. All homeowners leasing their homesites shall provide the management company with the information listed below:
 1. The name, address and phone number of the intended or present lessee.
 2. A copy of the lease including the lease terms.
 3. A copy of an acceptable ground maintenance agreement with a yard care professional for the duration of the lease.
 4. The lessor is required to provide the lessee with copies of the Declarations of Covenants, Conditions and Restrictions. They must inform the lessee of their responsibility to comply with these documents. The property owner

shall provide the board with written proof that this has been accomplished.
Copies of the Declaration is available at Bundy Management for \$100.

These Rules shall become effective upon recording in the Beaufort County Register of Deeds and will be retroactive to all present and future rentals and occupancies within the community.

Compliance is required within thirty (30) days of notice. Fines for non-compliance within the time period will be \$100. Additional fines of \$10 per day will accrue until the property owner has met all requirements. Nonpayment will result in a lien against the property.

Authorization for this rule is contained in Sections 12.01 through 12.07 of Article XII of the Eagle's Pointe Declaration of Covenants.

Adopted by the Eagle's Pointe POA Board of Directors on February 13, 2025.

Eagle's Pointe POA Board of Directors

x 

By: Richard Thomas

Its: Secretary

Rule 1.2:

The Eagle's Pointe Property Owners' Association, through its Board of Directors, has, after careful study, determined that the rental properties within our community typically require additional expenditure of its and the management company's time, effort, and expense for dealing with required maintenance and other costs uniquely related to occupation of the properties by renters rather than owners.

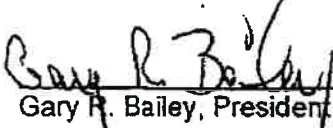
Based on the Board's review, and pursuant to Article IV, Section 4.08 of the Declaration of Covenants authorizing the Board of Directors to make and enforce reasonable rules and regulations, the Board of Directors establishes the following rules:

1. On January 1, 2015 for homesites currently being leased by owners or upon commencement of any future lease of a homesite, the property owner shall deposit with the Association a refundable deposit of \$500, to be held by the Association for the duration of the tenancy or disbursed as necessary to pay for exterior maintenance of the homesite in accordance with the standards set forth in the Eagle's Pointe CC&Rs. Such maintenance may include such work as power washing the house or outbuildings, if any, cutting of grass and/or trimming of bushes, repair or replacement of mailboxes, etc.
2. Disbursements from such deposits shall be made only after proper notice to the property owner that his/her property is in violation of the CC&Rs. The cost of any notices required to be sent via certified mail/return receipt shall be paid from the deposit. In addition to the cost of work performed to bring a property into compliance with CC&R standards, a 10% administrative fee shall be charged against the deposit for arranging the work.
3. Whenever the deposit amount falls below \$150, the property owner shall be required to bring the deposit balance back to a balance of \$500.
4. The Association will hold the deposit in a non-interest bearing account. Within 30 days of notice of termination of the lease of a homesite, the Association shall send to the property owner the balance of the deposit with a statement of account showing any disbursements made from the account and the reason therefor.

Compliance is required within 30 days of notice. Fines for non-compliance within the time period will be \$100. Additional fines of \$10 per day will accrue until the property owner has met all requirements. Nonpayment will result in a lien against the property.

Authorization for this rule is contained in Section 4.08 of Article IV of the Eagle's Pointe CC&Rs.

Adopted by the Eagle's Pointe Board of Directors on September 11, 2014.



Gary R. Bailey, President



Eagle's Pointe

PROPERTY OWNERS' ASSOCIATION, INC.
PO Box 1225, Beaufort, SC 29901
843-524-2207 x 229 (o) 843-521-0743 (f)

Checklist for owners leasing their property

Please complete the check list below and return this form to:

Eagle's Pointe POA, PO Box 1225, Beaufort, SC 29901. Or you may fax the form to 843-521-0743.

Owner Name: _____

Eagle's Pointe Address of Property: _____

Name of Lessee: _____

Phone number of Lessee: _____, email address: _____

- I have sent a copy of the lease to Eagle's Pointe POA.
- I have sent a copy of the landscaping agreement to have my property maintained to the Eagle's Pointe POA.
- The tenant has received a copy of the Eagle's Pointe Covenants and the Common Area Rules and Regulations. Copies of the Declarations are available at Bundy Management for \$100. These documents are also available on the Eagle's Pointe website. (www.eaglespointepoa.com)
- I have informed the lessee of their responsibility to comply with these documents.
- I have a \$500 refundable deposit with the POA in compliance with the Rules and Regulations dated September 22, 2014.
- This property is currently not being rented.

Signature of Owner/Rental Agent

Date

Please return this Form by 30 days from the date it was mailed so that you are in compliance with the Eagle's Pointe Covenants and the rules and regulations.

Eagle's Pointe Property Owners/Tenant Update Information Form

The Eagle's Pointe BOD would like to have a current email address for all owners so that any important information to Eagle's Pointe residents can be sent as a mass email through the association website. The board will be able to communicate with owners on all important matters including emergency situations.

Please return this form by fax to 843-521-0743 or email to kathy@bundvinc.com or mail to PO Box 1225, Beaufort, SC 29901.

Please complete all items on this form and mail, e-mail, or fax to BUNDY APPRAISAL & MANAGEMENT.

Name _____ Street Address _____

Mailing Address _____ City _____ State _____ Zip _____

Phone _____ Cell: _____ Fax _____

E-mail Please Print or Type _____

In Case of Emergency who would you like contacted?

Name _____ Address _____

Phone _____ Relationship to Eagle's Pointe Owner _____

Any other information you would like for us to have:

Send to Bundy Management via fax 521-0743, E-mail kathy@bundvinc.com or mail to:
Bundy Appraisal & Management, Inc.
P.O. Box 1225
Beaufort, SC 29901

The Eagle's Pointe Property Owners Association has my permission to include in a community directory for distribution to property owners and residents in the association.

_____ My name and address which are public information found at the Beaufort County Court House

_____ My Phone Number _____

_____ My Email address _____ (Please print clearly or type.)

All owners of the property must sign.

Signature _____

_____ Please print name

Signature _____

_____ Please print name