

VILLAGE AT THE GLENS OWNERS' ASSOCIATION, INC.
Rules and Regulations for Construction Alterations and Renovations

Unit Owners performing construction in their unit shall follow the guidelines as set forth in these "Rules & Regulations for Construction Alterations and Renovations".

For purposes of this Rule, Construction Alterations and Renovations, does not include:

1. Repairs or improvements to existing painted walls.
2. Replacement of existing carpeted flooring. NOTE: Replacement of carpeted flooring is limited to "like and kind" carpet flooring only. Any changes to carpeted flooring that are not "like and kind" shall be submitted to the Board for approval. First floor and town home units are exempt.
3. Replacement of existing AC unit, water heater and appliances.
4. Replacement of light fixtures not affecting the Common Elements property.

For the purposes of this Rule, Construction Alterations and Renovations does include but not limited to:

1. Replacement of tile flooring.
2. Change to existing cabinetry or installation of new cabinetry.
3. Changes to plumbing systems (moving or relocating plumbing lines or fixtures).
4. Demolition and/or construction of interior walls.
5. Any project potentially affecting the structural integrity of the building.
6. Any changes to life safety systems, utilities, etc.
7. Any changes to exhaust systems.
8. Any changes which impact on or changes to common elements including doors, windows, common walls and decks.

Before remodeling your unit, contact the Board and follow the guidelines below that are designed to help protect the common elements, the other homeowners living in the building, and their property. Present your detailed plans to the Architectural Committee for approval. Complete the "REQUEST FORM FOR APPROVAL OF IMPROVEMENTS" and "MAINTENANCE AND HOLD HARMLESS AGREEMENT" forms and submit to CAMS, LLC Management Group for processing. These guidelines are to be shared with your contractor. You may be required to pay a cleaning and damage deposit, the amount of which will depend on the scope or nature of the remodel. Part or all of this deposit may be returned after the remodel, provided the building has been left in good and clean condition. If you fail to contact the Board and/or damage is done or cleaning is necessary, you, the owner, will be assessed the cost of the repairs and/or cleaning and a \$500 fine. You will not be assessed for any damage that can be proved to be pre-existing by a photograph taken in the presence of a Board member/CAMS, LLC Management before the work was begun.

The following are Rules and Regulations that shall govern any Construction Alteration and Renovations.

1. Provide a detailed plan of the proposed work, both in a written and sketch form, so as to better understand the project in its entirety.
2. The owner is required to use ONLY licensed and insured contractors, plumbers, electricians.
3. The owner shall provide the Board with the following: a) Work schedule showing hours, days and description of work being performed. b) Copies of building permits for plumbing work, electric work. c) Copies of any CO's, underwriter's certificates, etc. required d) Copies of contractor's licenses and insurance.
4. Absolutely no construction debris is to be placed in the VAG common dumpster.
5. The maximum size dumpster allowed shall be 20 yards. The dumpster shall be removed immediately after the completion of the work. Any damage caused by the installation or removal of a dumpster to any parking surfaces or common areas shall be repaired to the satisfaction of the Board and cost thereof shall be the responsibility of the owner. Location of any dumpsters shall be approved by the Board.

6. Waste Management will charge a hefty fine for any construction material found in the common dumpster which shall be the responsibility of the owner.
7. No construction materials, tools, or debris is to be stored or placed in common areas (i.e. hallways, parking lot, walkways, etc.).
8. At the request of the Board of Directors and/or their agent, the owner will grant access to the construction project within 24 hours of the Board's and/or agent's request.
9. At the request of the Board of Directors for the HOA, OSHA may be called to investigate any construction at any time.
10. Work hours and material deliveries for all renovations/alterations shall be performed between hours Monday thru Friday are 0800 thru 1700 hours. Saturdays 0830 to 1600 hour. No work shall be performed on Sunday.
11. Obtain a warranty and submit copies of the work which includes the Association by name. Terms to be 2 years from completion.
12. Obtain all North Myrtle Beach Building Department required building permits for permitted work, i.e. plumbing, electrical, etc. and submit copies to the Board.

**FOR ALTERATIONS OR RENOVATIONS APPROVED BY THE BOARD OF DIRECTORS OF THE
VILLAGE AT THE GLENS**

The Village at the Glens and its owners and (Homeowner)_____ agree as follows:

1. The owners hereby apply to the Village at the Glens (Association) for permission to alter or improve Unit # _____ according to, and in compliance with, the plans and specifications, copy of which is attached as Exhibit (A), and the entire provisions of which are incorporated by reference as a provision of the Agreement.
2. As an inducement to the Association to permit any alterations or renovations, the owners covenant and agree:
- a. They assume the exclusive responsibility for: the initial cost of the installation; and the cost of any and all subsequent replacement of the item they are requesting approval for, as a result of suffered damage or for any other reason whatsoever; and the sole and complete repair and maintenance of the alteration or renovations.
 - b. They covenant and promise to hold the Association and the Board of Directors harmless against and all claims arising out of, or as a result of, the construction, maintenance, repair, and efficacy or installation.
3. The Association, through its Board of Directors, agrees to the project applied for upon the terms, provisions, and conditions of this agreement, the covenants of the owners to hold the Association and Board of Directors harmless, and the rules and standards incorporated herein.
4. The Association and its owners agree that this Agreement will survive the owners whose names appear herein and pass to successive owners.
5. Damages suffered by the Association and caused wholly or partially by the negligent construction, maintenance, or repair of alterations or renovations shall render the owner’s unit subject to lien, which may be foreclosed in the same manner as provided for defaults by owners in payments of assessments by the Association against the unit.

WITNESSED this day of _____ by the President or authorized agent of the Association, and the Owner of Unit _____.

Owner’s Signature:

Association Printed Name:

Owner’s Printed Name:

Witness Signature:

Authorized Association Signature:

Witness Printed Name:

Date: _____

No work shall be started or building permits be obtained until written approval is given by the Board of Directors. Written approval by the Board is for work scope only and is not intended to indicate conformance to applicable codes and standards. Once written approval is made by the Board, you may proceed in obtaining a North Myrtle Beach building permit. A copy shall be submitted to the Board.

MAIL THIS COMPLETED FORM TO:
Village at the Glens HOA
C/O CAMS, LLC
P.O. Box 280
North Myrtle Beach, SC 29597

Name: _____ Phone No: _____

Unit No: _____ E-mail: _____

Items to be included with this request:

- ___ Signed Request Form
- ___ Sketch or drawing of proposed modification
- ___ Contractors proposal showing dimensions & all work to be completed
- ___ Signed hold harmless agreement

Describe your request, include proposed work, materials and attach any drawings which are appropriate. _____

What is the expected construction duration of the project? _____

It shall be your responsibility to see that the construction or the installation of the alteration or improvement be completed in a workmanlike manner and in accordance with rules and regulations of the Association and the description and plans submitted by you. By constructing this improvement or alteration, you agree to hold the Village at the Glens Association and its officers harmless from personal injury and property damage, which may result from said alteration or improvement. Prior to start of work you shall submit, to the Board, names of all contractors, their licenses, copies of their certificates of insurance and workman compensation insurance. You shall be held responsible for all damage to adjacent units and common areas resulting from the work. You are responsible to conform to all applicable codes and standards and obtain required building permits and inspections. If you agree with these conditions, please attest to the same by signing this request form and return it to the address above.

Owners Signature _____ Date _____

BOARD DECISION

- _____ Approved to proceed as noted
- _____ Denied (reason attached)
- _____ Pending - More information required


Board Signature _____

VILLAGE AT THE GLENS OWNERS' ASSOCIATION, INC.
(CROSS REFERENCE DEED BOOK 2189 AT PAGE 19)

Property Location: 101 Scotch Broom Drive, Little River, SC 29566

Recorded By:

MULLEN WYLIE, LLC



AMY W. WATES, ESQ
4717 Jenn Drive, Suite 200
Myrtle Beach, SC 29577
(843) 449-4800
Awates@mullenwylie.com

January 14, 2020

Horry REGISTER OF DEEDS

TRANSMITTAL SHEET

**TO BE FILED WITH EACH INSTRUMENT PRESENTED FOR RECORDING.
Horry REGISTER OF DEEDS,**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions
DATE OF INSTRUMENT: 01/14/2020

DOCUMENT SHALL BE RETURNED TO:

Name: Mullen Wylie, LLC,
Address: 4717 Jenn Drive Suite 200, Myrtle Beach, SC 29577
TELEPHONE NUMBER:
FAX NUMBER:
E_MAIL ADDRESS:

RELATED DOCUMENT(S): LIST THE PREVIOUS BOOK AND PAGE NUMBER(S) THIS DOCUMENT PERTAINS TO IF APPLICABLE:
THIS INFORMATION MUST ALSO APPEAR CONSPICUOUSLY ON THE FIRST PAGE OF ALL SUBSEQUENT DOCUMENTS.

Book: **2189**, Page: **19**,

BRIEF PROPERTY DESCRIPTION:

LIST ALL PARTIES TO BE INDEXED IN THIS TRANSACTION: ALL NAMES ARE TO BE BOLDED, UNDERLINED, CAPITALIZED

GRANTOR / MORTGAGOR / OBLIGOR / MAKER(FROM WHO):

LAST NAME FIRST NAME MIDDLE NAME

FULL BUSINESS NAME

VILLAGE AT THE GLENS OWNERS ASSOCIATION INC

GRANTEE / MORTGAGEE / OBLIGEE / (FROM WHOM):

LAST NAME FIRST NAME MIDDLE NAME

FULL BUSINESS NAME

VILLAGE AT THE GLENS OWNERS ASSOCIATION INC