

CERTIFICATION

NAME OF THE ASSOCIATION:

Hampton Pointe Home Owners Association, Inc.

PHYSICAL ADDRESS OF THE ASSOCIATION:

W Hampton Pointe Drive, Florence, SC 29501

HOA MANAGEMENT COMPANY:

Palmetto HOA Management Services, LLC

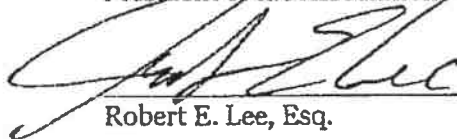
HOA MANAGEMENT COMPANY ADDRESS:

711 Saluda Drive Suite #A2, Florence, SC 29501

The Rules, Regulations and/or Policies of the above-named Association were approved by the Board and President prior to filing.



President of the Association - Mike Guarracino



Robert E. Lee, Esq.

3/27/20

Date of Approval

HOA Storage Unit Specification

1) Purpose

To define standards and guidelines for storage "units" within the Hampton Pointe HOA community.

2) Approval Process

Installations must be submitted for approval by the HOA Board through the Management Company.

3) Existing Storage Units

Storage units installed prior to this amended specification being ratified will be grandfathered for size and location only. However, they must be maintained.

4) Location and Placement

Every attempt must be made to avoid the units being seen from the road. However, on Lake Front Homes, units must be attached or abutted to the main home structure.

5) Dimensions

Maximum Unit Size: Max size is 120 Sq Ft (10 x 12) with Max height of 14 Ft. Larger units maybe granted based on lot location.

6) Aesthetics & Maintenance

Construction materials and color must match or complement the home color scheme.

7) Maintenance

Owners are responsible for upkeep (e.g., no rust, rot, or peeling paint).

8) Usage Restrictions

May not be used as living space

9) Violation and Enforcement

Units not approved by Board or not follow Board approved plan or not maintained.

1st Violation: Written warning to comply within specified time

2nd Violation: Fine \$250 and compliance within specified time

3rd Violation: Legal action to remove. All costs and legal fees shall be paid by owner.

