

9.2 COMPLIANCE DEPOSIT AGREEMENT

9.2.1 New Construction (Exhibit B)

Hilton Head Plantation Property Owners' Association
Architectural Review Board
P.O. Box 21940
Hilton Head Island, SC 29925

**COMPLIANCE DEPOSIT AGREEMENT
FOR NEW CONSTRUCTION IN HILTON HEAD PLANTATION**

It is agreed by the undersigned that a Five Thousand Dollar (\$5,000.00) Deposit will be given to Hilton Head Plantation Property Owners' Association to ensure that the a landscaping plan for Lot # _____ on _____ will be submitted to the Architectural Review Board together with the house plan for final review approval and that the house will be constructed and finished in accordance with the plans approved by the Architectural Review Board. This deposit is also the property owner's guarantee of compliance with all rules and regulations regarding drainage, construction, tree removal, placement of portable toilets, refuse containers, and maintaining a trash and litter free construction site. Failure to comply may result in fines levied against the deposit, or possibly, forfeiture of the entire deposit.

It is further agreed that this \$5,000.00 Deposit will be held in an interest bearing account at TD BANK, 401 William Hilton Partway, Hilton Head Island. This deposit will be refunded, with interest, less any fines imposed, to the undersigned after all conditions and approvals are fulfilled, to include completion of all work within 90 days of receipt of Certificate of Occupancy from the Town of Hilton Head Island or within one (1) year of construction, whichever occurs first.

PLEASE NOTE:

- 1) Upon written request, and for compelling reasons only, the Architectural Review Board may grant an extension.
- 2) Landscaping without an approved plan, including the addition of excessive fill, may result in forfeiture of a part, or all, of the deposit Building not in accordance with approved plans (construction and finishes) may result in forfeiture of the entire deposit. Failure to complete the exterior of the house within one year after the issuance of the Hilton Head Plantation Building Permit may result in a \$100.00 per day fine to the property owners for each day the construction is not complete until the approved final compliance inspection date.
- 3) The occupancy of a house prior to the final compliance inspection may result in \$100.00 per day fines to the property owner for each day until the approved final compliance inspection date.
- 4) The Hilton Head Plantation Class "A" Residential Land Use Restrictions Protective Covenants Building Standards together with the HHPPOA Architectural Guidelines and Review Procedures are the controlling documents governing all construction activity in the Plantation.

ACCEPTED BY: _____
(Property Owner's Signatures) (Property Owner's Signatures)

DATE: _____

PLEASE TYPE OR CLEARLY PRINT THE FOLLOWING INFORMATION:

PROPERTY OWNER'S NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP CODE: _____

TELEPHONE: _____

SOCIAL SECURITY NUMBERS: _____ **DATE OF BIRTH:** _____

**Note: If no social security number is indicated, 31% of interest earned will be withheld.
PLEASE MAKE CHECK PAYABLE TO: TD BANK**

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p>	
	<p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC</p> <p><input type="checkbox"/> C Corporation</p> <p><input type="checkbox"/> S Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
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or								
Employer identification number								
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	<p>Signature of U.S. person ▶ _____</p>	<p>Date ▶ _____</p>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

10.1
EXHIBIT A

Hilton Head Plantation Property Owners' association
Architectural Review Board
P.O. Box 21940
Hilton Head Island, SC 29925

LETTER OF ACKNOWLEDGEMENT

This acknowledges that I have received a copy of the Hilton Head Plantation Class "A" Residential Land Use Restrictions Protective Covenants Building Standards, Amended and Restated Declaration of Covenants and Restrictions, By-Laws of Hilton Head Plantation Property Owners' Association and the HHPPOA Architectural Guidelines and Review Procedures for building in Hilton Head Plantation and that I will abide by them.

I understand that I cannot make any exterior alteration or change of an approved plan to my home such as trim, siding, shingles, stain, fences, driveway and/or walk location, shutters, doors, windows, rooms, garage, trellis, outdoor lighting, etc. and/or changes to an approved landscape plan without prior submission of a written request for the change (s) to the Architectural Review Board, and written approval received.

Further, if I do violate written approved plans, I hereby grant authorization in accordance with the Covenants to Hilton Head Plantation Property Owners' Association to have ingress/egress to below described property to correct whatever construction, paving, planting, etc. that was done without written approval of The Architectural Review Board.

I have also read, understand and will abide by the fee schedule for ARB submittals and the schedule of fines as stipulated in the Guidelines.

Further, I agree to pay any expenses to modify any exterior changes for which I do not have written approval. I will hold the Hilton Head Plantation Property Owners' Association harmless for such action.

(property owners signatures)

Lot Number/Street: _____

Date: _____

10.3 EXHIBIT C

Hilton Head Plantation Property Owners' Association
Architectural Review Board
P.O. Box 21940
Hilton Head Island, SC 29925

DRAINAGE AND TREE COMPLIANCE AGREEMENT

Drainage

It is every owner's responsibility to direct drainage away from the dwelling and adjoining private property in a manner that conforms with the master drainage system for the Plantation subdivision in which the property is located. This will normally be toward the street or the adjacent common area (drainage). For these reasons, it is the property owner's responsibility to employ the services of a registered professional to design the drainage plan for the appropriate registered designer. Special consideration should be given to establishing appropriate building site elevations for foundations, sub-surface drainage, establishment of final grades and installation of gutters. Please note that a final grade inspection/approval is required after construction and before any landscaping can begin. (Refer to Section II, C, Inspections, 4, 5; D, Summary of Procedures; and the Appendix, Driveway and Road Drainage Inspections form.)

Tree Removal

Property owners are advised that trees larger than three inches (3") in diameter measured 24" above ground may not be removed without approval of the Architectural Review Board. When site plans are approved, the tree and topographic survey indicates which trees may be removed and are usually only those necessary to locate the house, patio and driveway. Once the site plan is approved and throughout all of the construction phase, no other tree may be removed without further request to and approval by the Architectural Administrator. Any unauthorized tree removal may result in an assessment and the necessity of replacement landscaping.

I understand the above requirement and I agree to comply
with proper drainage and tree removal from my property.

(Property owner signatures)

Lot Number/Street: _____

Date: _____

PLEASE PROVIDE NAME FOR THE NAMEPLATE ON YOUR MAILBOX
THERE ARE 28 AVAILABLE SPACES

NAME: _____

SIGNATURE: _____

DATE: _____

Please return with the completed and signed compliance agreements.



America's Most Convenient Bank®

TD Bank, N.A.
401 William Hilton Parkway
Hilton Head Island, SC 29926
T: 843-689-3231 F: 843-689-9536
www.tdbank.com

March 31, 2014

To Whom It May Concern:

In an effort to deter and prevent money laundering and terrorist financing within the United States, the Department of Treasury is enforcing legislation known as the USA Patriot Act. This legislation was approved by Congress on October 26, 2001, as a direct result of the terrorist incidents of September 11, 2001. Backed by the Treasury Department's continued efforts to curb terrorist activities and financing within the United States, Section 326 of the USA Patriot Act requires all financial institutions to implement a Customer Identification Program no later than October 1, 2013. While each Customer Identification Program may differ from bank to bank, the primary object of preventing terrorists from acquiring funding channels within the US and obtaining financing for their activities remain a constant with all financial institutions.

Effective October 1, 2003, TD Bank will implement its Customer Identification Program as required by the USA Patriot Act.

The Customer Identification Program requires that sufficient information is obtained prior to opening an account or extending credit to verify the identity of each customer seeking to establish a formal banking relationship with TD Bank. The main requirements of the Customer Identification Program are:

Obtain certain identifying information for each customer including legal name, physical street address, date of birth (for Individuals) and either a social security number, employer identification number or individual identification number.

Verify the identity of each customer through acceptable forms of identification.

Compliance with Section 326 of the USA Patriot Act is not an option, it is mandatory.

Thank you,

Donna Semken