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TURN OF RIVER OWNERS ASSOCIATION, INC. RESOLUTIONS

The following Resolutions/Addendums were voted on by the Board of Directors (the "Board") of Turn of River Owners Association, Inc., (the "Association"), pursuant to authority granted by the South Carolina Nonprofit Corporation Act, *S.C. Code Ann. Sect. 33-31-101 et seq.* (1976, as amended)(the "Nonprofit Act"), the Master Deed for Turn of River Horizontal Property Regime and the Bylaws of Turn of River Owners Association, Inc., recorded on June 10, 1999, at Book F328, Page 547 and re-recorded on March 6, 2000, at Book M343, Page 840 in the Register of Deeds for Charleston County (the "Governing Documents"):

ADDENDUM TO MASTER DEED - EXHIBIT I, RULES & REGULATIONS

(s) Contractors use of shopping carts prohibited

- a. The association supplies shopping carts so that owners and guests may easily move purchases and supplies from the parking area to their units. The carts also assist owners, renters and guests in moving trash from their unit.
- b. The carts are to be returned to the storage location in the garage upon completion of the task, not left in units nor on walkways.
- c. The shopping carts are not to be used by contractors to move building supplies, products nor tools to the unit where they are working. The cars are not to be used by contractor to remove waste products from the unit.
- d. Owners who allow contractors to violate this rule are subject to a fine of \$100 dollars or the cost of the damage to the cart, whichever is higher.

(t) Regulations for bicycle storage

- a. Owners and long term renters (defined as 30 or more consecutive days) must store their bicycle in their unit or in the area where lockers or racks are provided for bicycle storage. Vacation renters may store their bicycles on their vehicle racks, at their own risk, or in their rental unit.
- b. Only owners and long term renters, in good standing, may store their bicycles in areas, lockers or racks provided by the Association on a first come first serve basis to the extent of available space.
- c. All bicycles stored in space provided must display a valid permanently affixed permit which will provide the owner's name, address and telephone number or email address. Permits shall be issued annually by Management.

- d. All bicycles stored in the area specified, lockers or racks, must be maintained in operational condition.
- e. Owners who leave a non-functioning bicycle in the storage area will be notified, in writing, by management to remove it within 30 days. Bicycles not removed within the 30 days will be removed by management.
- f. Non-registered bicycles left in the bicycle storage area will be identified by brand, type, color and any unique characteristic in an email sent to all owners requesting that it be removed. If it is not removed in 30 days it will be removed by management, photographed and taken for disposal. Photographs of removed bicycles will be maintained for not less than two years.

ADDENDUM TO MASTER DEED - EXHIBIT J, DOCK RULES & REGULATIONS

Section 8 Kayaks/Stand Up Paddleboards (SUP)

- 8.1 Must be stored in a specific area/structure as directed by the Association.
- 8.2 Only owners and long term renters, who are in good standing, may be assigned storage space based upon first come first served and space availability. Short term renters may have Kayaks as long as they are stored on or in their vehicle, or in their rented unit. They may use the floating dock for launching, day mooring, and retrieving, subject to Dock Rules and Regulations of TOR.
- 8.3 All kayaks/SUP stored in the space available must display a valid permanently affixed permit which will provide the owner's name, address and telephone or email address. Management shall issue the permit after payment of \$25.00 annually which is to off set the administrative costs of permitting and the expense of maintaining and replacing the area or racks. The board may terminate such use by any owner/renter who fails to comply with the Master Deed, Rules and Regulations (Exhibit I), Dock Rules and Regulations (Exhibit J), and/or fails to meet financial obligations.
- 8.4 In the event of high winds or flood threats, the assignee is responsible for insuring that the kayak/SUP is removed and secured appropriately. If the assignee fails to comply, the Association may remove and/or secure the kayak/SUP at a cost to the assignee. From time to time the Association may require that kayaks/SUPS be removed or relocated to allow maintenance or repairs to the rack or structure.
- 8.5 Any owner or long term renter may access the dock for the purpose of launching and retrieving or day mooring the kayak at the dock, provided that such is conducted in a manner which is unlikely to cause injury to a vessel, the dock, or a person at the dock, or does not interfere with safe operations at the dock.

- 8.6 Kayak/SUP owners are prohibited launching from private slip (black floating jet slips) and must use the floating dock to launch and retrieve their vessel.
- 8.7 Each kayak owner/operator is responsible for the proper storage, maintenance, use according to US Coast Guard requirements, insurance, safety requirements and damages or injury to others for failure to comply with those requirements.
- 8.8 Only renters of slips and kayak/SUP owners may be provided with the access code to the slips and floating dock.

I certify that the foregoing Resolutions/Addendums constitute the original Addendums to Master Deed - Exhibit I, Rules & Regulations and the Addendum to Master Deed - Exhibit J, Dock Rules & Regulations of Turn of River Owners Association, Inc., as duly adopted at a meeting of the Board of Directors, held on the 21st day of November, 2018, and have executed the Resolutions/Addendums this 16 day of December, 2018.

TURN OF RIVER
HORIZONTAL PROPERTY REGIME and
TURN OF RIVER OWNERS
ASSOCIATION, INC.



Printed Name: David Stormer

Its: President

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