



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

(l) Parking and vehicles.

1. Owner(s) or tenants of a unit or their guests or invitees may not occupy more than two parking spaces, except that guests may park in areas designated as guest parking:
 - a. (April 20, 2015) The Board of Directors has implemented a parking decal/parking pass program in order to fully and immediately identify vehicle owners. This will help address problems of overuse of space by some units, identify unauthorized use of space, trespassing and related security issues.
 - b. Each owner will receive two numbered decals to be placed on the left side of the windshield of their cars. Additionally, each owner will receive two numbered hanging passes to be used for guests.
 - c. Management will distribute paper hanging passes for short term rental units. The agent for the rental unit is responsible for enforcing the use of the pass, and for writing the days of the stay and unit number on the pass.
 - d. The decals, hanging passes and paper passes will be renewed as needed to effectively meet the needs identified in (a) above.
 - e. Vehicles without valid decals, hanging or paper passes will be in violation and subject to towing as stated in #6 below.

(t) Regulations for bicycle storage

- g. Riding of bicycles, skates and skate boards.

June 3, 2003 TOR Board moves to prohibit use of roller skates, skate boards and bicycles on TOR property.

(u.) Turn of River General Construction Regulations November 20, 2014

In order to maintain attractive surroundings and to promote a safe environment for residents and guests, the following guidelines have been developed for Turn of River to control construction activities performed by contractors, subcontractors, home owners, or others during the construction phase.

1. **Permits, Fees and Fine**

Contractors are responsible for obtaining required building permits and paying associated fees prior to commencing construction.

2. **State and Local Code Compliance**

All construction must comply with Federal, State, and City codes and ordinances.

3. **Working Hours**

Working hours for all construction activities performed by contractors, subcontractors, home owners, or others, shall be restricted to the following hours as stated by the City of Folly Beach (See Ordinance 150.010):

Monday through Friday: Saturday and Sunday: National Holidays:

7:00 a.m. to 6:00 p.m. No Work Allowed National holidays include New Year's Day, Memorial Day, July Fourth, Labor Day, Thanksgiving Day, Friday after Thanksgiving, Christmas Eve Day and Christmas Day.

4. **Conduct of Workers**

- a. No loud or offensive language is allowed.
- b. Radios are permitted only if they cannot be heard from the exterior.
- c. No Dogs allowed on the job site.
- d. No firearms are allowed.
- e. Proper attire (shirt, shorts, pants and work shoes) must be worn.
- f. Crew guests are not allowed on site.
- g. Noise that is not directly related to construction activity and that disturb residents will not be tolerated.
- h. Crews may not use Club facilities or amenities.
- i. No alcoholic beverages may be taken onto any job site or consumed on the job site or any other property at Turn of River by any builder, contractor, sub-contractor or laborer.
- j. The conduct of workers is the ultimate responsibility of the licensed contractor.

5. **Site Maintenance**

The contractor shall keep the construction site free of trash, litter and scrap materials by daily cleaning.

The Licensed contractor must ensure that the job site is maintained in a neat and clean condition at all times. After due notification of the cleanliness discrepancies, the Turn of River Home Owners Association reserves the right enumerated in the Covenants to have the site cleaned at the expense of the owner. Such action will be in addition to the fines levied.

If a dumpster or other receptacle is required on site. Management must be notified, and dumpster must be approved previous to delivery. Dumpsters must be emptied when full.

All materials and construction equipment must be stored within the condo.

Adjoining properties' commons space may not be used by crew for access to the jobsite, parking, material storage or placement of dumpster/portable toilet.

Vehicles parked in parking lot must not obstruct traffic flow.

Washing of vehicles, including concrete trucks shall not occur on site.

6. Dumping and Littering

Absolutely no dumping is permitted on Turn of River property.

No construction debris is allowed in the Turn of River Dumpster.

Those parties found guilty of dumping or using the Turn of River Dumpster will be fined for each occurrence.

Contractors shall be held responsible for debris falling from construction vehicles associated with their project.

All Violations are subject to fines by the Boards discretion.

7. Water Shut Off

Please be advised that units share the same water lines. If water must be shut off to the unit, please contact management in advance so access can be attained to other units. Do not shut water off without permission.

8. Renovations During Rental Season (May - September)

Please be advised that the Turn of River Home Owners Association respectfully asks that Owners do not start any renovation projects during the rental season. This is to ensure that Owners and Guest can enjoy their stay without disruption.

9. Damage

Inadvertent damage due to adjacent property, trees, walkways, elevator, parking paving, or curbs must be repaired at the cost to the contractor.

The cost of repairs to parking or other property caused by construction work will be levied against the owner.

Any trees that die as a result of negligence during construction will result in a fine per tree as well as mandatory replacement with trees of similar specifications.

10. Final Cleanup

Upon substantial completion of all construction activities, all debris shall be removed from the site and surrounding areas, and properly disposed.

Contractor / Owner Signature _____ Date _____
Unit _____ Contractor State License _____

(v.) Rental User Fee (December 12, 2003)

Turn of River Board of Directors voted unanimously to require owners that rent long term to pay to the Turn of River Home Owners Association \$100.00 per year, and short-term rentals (owners that rent for less than 30 days) pay to the Turn of River Homeowners Association \$300.00 per year. These bills are to be mailed out and due on July 1, 2004.

(w.) Common Area Damage Deposit (September 29, 2015)

In order to prevent damage to the elevator during the period a unit moves in or out, the HOA requires that the owner notify management of the of a move, get instructions for reducing, and place a security deposit of \$250.00, which will be promptly refunded if there is no damage. Should a move occur without notice but with damage, the owner will be charged the cost of repairs. Moves may be scheduled Monday through Sunday from 9am until 6pm, except on Saturday from Memorial Day until Labor Day. During the tourist season, moves may occur on Saturday only between 10 and 4.

I certify that the foregoing Resolutions/Addendums constitute the original Addendums to Master Deed - Exhibit I, Rules & Regulations of Turn of River Owners Association, Inc., as duly adopted by the Board of Directors, and have executed the Resolutions/Addendums this 19 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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Filed By:

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