

**GRAND PAVILION PROPERTY
OWNERS' ASSOCIATION, INC.**

12/22/21
EKA

BOARD RESOLUTION

**Re-Adoption and Re-Affirmation of
Rules & Regulations**

Bk. 1062 Pg. 939

WHEREAS, the Board of Directors ("Board") of Grand Pavilion Property Owners Association, Inc. ("Association") is responsible to operate and maintain Grand Pavilion Property Owners Association Inc., and the Association, and is also responsible for exercising for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Declaration of Covenants and Restrictions of the Grand Pavilion Property Owners' Association, Inc., recorded on August 18, 1988, in Book J177 at Page 155 in the ROD Office for Charleston County, South Carolina (the "Official Records"), as amended by Supplemental Declaration recorded October 7, 1988 in Book P178 at Page 547, as amended by Supplemental Declaration recorded December 7, 1988 in Book C180 at Page 886, as amended by Supplemental Declaration recorded December 7, 1988 in Book C180 at Page 890, as amended by Supplemental Declaration recorded May 16, 1991 in Book T202 at Page 874, as amended by Supplemental Declaration recorded April 4, 1994 in Book B241 at Page 529, as amended by Supplemental Declaration recorded January 30, 1998 in Book R-296 at Page 395, as amended by Assignment of Declarant Rights recorded January 30, 1998 in Book R296 at Page 402, as amended by Supplemental Declaration recorded April 15, 2005 in Book F533 at Page 793, as amended by Amendment of Covenants and Restrictions recorded April 15, 2005 in Book F-533 at Page 805, as amended by Second Amendment of Covenants and Restrictions recorded December 27, 2007 in Book K647 at Page 569, as amended by Addendum to Declaration recorded July 28, 2008 in Book T665 at Page 878, in the Official Records (collectively, the "Covenants").

WHEREAS, Article IX, Section 1(d) of the Bylaws states that the Board may "adopt and publish rules and regulations...;"

WHEREAS, Article X, Section 5 of the Bylaws states, "The Majority of the Board of Directors shall constitute a quorum thereof."

WHEREAS, the Board previously made, adopted and promulgated certain rules, regulations, guidelines, procedures and policies regarding Members/Owners, occupants and tenants, assessment collection, and violations and penalties, but were not recorded.

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. Section 27-30-110, et seq., requires all existing homeowner association's rules, regulations, and amendments to the rules and regulations be recorded.

WHEREAS, the Board has determined to re-adopt and re-affirm the attached rules and regulations, and to record them.

WHEREAS, a duly held and authorized meeting of the Board was held March 18, 2021, and the within Resolution and attached Rules and Regulations was put to a vote of the Board.

The required quorum was present and the within Resolution was approved by the requisite members of the Board.

NOW THEREFORE, BE IT RESOLVED, in order to protect and assure an attractive, high quality community, and to best maintain and preserve the community, the Board hereby affirms and adopts the attached Rules and Regulations as follows:

1. The foregoing whereas paragraphs and recitals are and shall be deemed material and operative provisions of this Resolution, and not mere recitals, and are fully incorporated herein by this reference.
2. All capitalized terms used herein shall have the same meaning ascribed to them in the Declaration and Bylaws, unless the context shall clearly suggest or imply otherwise.
3. Each member of the Board expressly waives notice requirement, if any, for the meeting.
4. The Board hereby re-affirms and re-adopts Grand Pavilion Property Owners Association, Inc.'s, Rules and Regulations, attached hereto as Exhibit A and incorporated herein by reference.
5. This Resolution was adopted by the Board on March 18, 2021, and the attached rules and regulations shall be effective upon recording.
6. Distribution. The Association and/or the Association's property manager is authorized and directed to circulate a copy of this Resolution and the Rules and Regulations upon recording. Members/Owners are responsible for distributing the same to all occupants and residents.

Each Board Member/Director voting in favor of this resolution has signed his/her name below, and by signing below, s/he acknowledges that this Resolution and the attached shall be effective upon recording.

GRAND PAVILION PROPERTY OWNERS' ASSOCIATION, INC.:


Board Member/Director


4-22-21
Date

Board Member/Director Date


Board Member/Director

4-22-21
Date

Board Member/Director Date


Board Member/Director

4-22-21
Date

Board Member/Director Date



Grand Pavilion Property Owners Association, Inc.

Rules and Regulations

The following Rules and Regulations are intended to maintain the property values and the use and enjoyment for all Owners of the Grand Pavilion Property Owners Association, Inc. (Association) All Owners and Guests are required to comply.

Violations to these established rules may be subject to fines. *Please note that any violations committed by guests of the owners are still the responsibility of the owner, and fines will be billed to their account.*

1. Access to the Grand Pavilion pools and beach must be made via sidewalks and access paths only, Owners and guests are not permitted to cut through private yards.
2. Nothing can be hung from balcony or any exterior railing, to include but is not limited to beach towels, swimwear, and other assorted clothing.
3. Any car parked in the Grand Pavilion must be "street legal" and in working order. This means the car must have current license tag and registration.
4. Parking on any road in Grand Pavilion is strictly prohibited. Only Grand Pavilion Owners and their Guests with proper vehicle passes are permitted. Temporary vehicle passes must be displayed on the dash and indicate the Grand Pavilion address of the Owner or Guest. No vehicle can be stored in common parking areas for more than 10 days. If left longer, the car can be towed at the Owner's expense. An Owner may store a car in their own garage.

See **Exhibit A** for Boardwalk Villa Parking instructions. Spaces #1 and #2 are assigned for the homeowners use. Space #3(aka common or 3rd spot) is unassigned and is available to Grand Pavilion Owners and their Guests only.

5. Golf Carts are permitted in Grand Pavilion. No yard or street parking is permitted at any time.

At the Grand Pavilion Boardwalk Homes Golf Carts must be parked in Space #1 under the carport, which is for the exclusive use of the owners. Golf carts may not be parked in the common parking spaces, or in the unassigned 3rd parking space or it will be towed at the owner's expense. There are NO exceptions

6. Peaceful Enjoyment-The City of Isle of Palms has enacted a Noise Ordinance and rules; a copy can be found at www.iop.net. All Owners who rent out their properties are required to prominently display the Noise Ordinance in the rental home. No Owner or Guest may make noise, nor do anything that would interfere with peaceful enjoyment of other owners/guests as is consistent with the Isle of Palms Noise Ordinance.

7. Grilling with gas or charcoal grills is prohibited on Boardwalk Villa decks and must be used at least 10 feet away from the home.
8. Fireworks are strictly prohibited anywhere in Grand Pavilion community.
9. Trash Containers – Trash cans stored outside must be screened from view. Only the smaller 42-gallon cans may be stored in outside corrals and meet this screening requirement. If 90-gallon can is used it must be stored in a concealed place so it cannot be viewed from the street or by neighbors. If cans are left between homes, they must be concealed from view. All trash must be bagged and placed in the containers provided by the Isle of Palms Public Works. Please be sure to close the lid tightly to prevent raccoons and other animals from spreading trash. At no time is trash permitted to accumulate on the ground within or around the enclosures. Trash/Recycling containers that are not in an enclosure should be put at the street edge after 5pm the day before trash/recycling pick up and put back away by 5pm the day of trash/recycling pick up. It is strictly prohibited that the bins be left on the street for days at a time.
10. Landscaping – Landscaped areas shall be weed free, clear of debris, freshly mulched and all dead plant material replaced. Trees, bushes, and shrubs that are on Homeowners' property must be maintained and kept trimmed back away from their home. Larger tree trimming or removal of any tree needs approval from the WDCA ARB. Landscapers **MUST NOT BLOW DEBRIS INTO THE STREETS; OWNERS WILL BE FINED.**
11. Yard debris – Yard debris **MUST** be put in yard waste bags and placed out at the curb. Acceptable Yard waste, such as loose tree limbs or palm fronds, will be collected by Isle of Palms Public Works. The list of "acceptable" waste is listed on their website - www.iop.net/public-works/garbage-collection Please do not allow this waste to sit on the side of the road for an extended period of time.
12. Blowing of leaves – Owners are notified that leaves may not be blown into the streets or common property. It must be bagged and removed from the Owners property. Owners should notify their landscape companies and/or rental agents that blowing debris into the street or common areas is strictly prohibited.
13. Property Maintenance – Owners are required to keep their homes in good repair, paint cannot be faded and chipping, yard must be landscaped and free of limbs and debris, fences must also be kept in good order, no broken areas or faded paint. Periodic inspections will be done by the HOA and repairs must be made within a specific time frame to avoid violation and fines. Areas of inspection include but are not limited to; landscaping to include trees, all exterior surfaces, driveways and walks, mildew/pressure washing, excess debris, condition of paint, shingles, fences, garbage corrals, and mailbox. *Note: All exterior work requires approval and a building permit issued by WDCA. To obtain a WDCA Building Permit, a proper application with supporting documentation must be submitted and approved. (See no. 17- ARC)*
14. Boardwalk Homes Maintenance – In addition to the home's exterior, the Boardwalk Owners' are responsible for the repair and replacement of such fixtures that are related to our provide access to the Boardwalk from the lots, including the steps, rails, and similar items.
15. Mailboxes – any Grand Pavilion individual mailbox should be kept in good repair, not faded, rusted, or peeling. Letters and numbers must be affixed properly and not curling or falling off. All mailboxes must meet the mailbox specifications provided by Wild Dunes Community Association including a standard extra Large black mailbox and a post painted white. Natural wood is not permitted. *Note: this section does not include the Boardwalk homes mail kiosk which is maintained by the GPPOA.*

16. Pets – Pets must be always leashed, and pet owners are responsible for cleaning up after pets (see City of Isle of Palms pet Ordinances: [iop.net/Government/Codes Ordinances](http://iop.net/Government/Codes%20Ordinances)). Short-term rental guests (under 30 days), visitors, contractors and employees are prohibited from bringing their pets into the property.
17. No Window AC units are permitted within the community unless approved by the WDCA ARC due to an emergency, short term need. Owner must reach out to the WDCA for approval.
18. ARC – All exterior changes must be approved prior to any project beginning. This includes initial construction, landscaping, and any changes to residences. approval is obtained through Wild Dunes Community Association. (arc@wilddunesowners.org). Please remember that contractors may only work Monday – Friday from 7:30am to 6pm and Saturday from 9am to 4pm. No Holiday or Sunday work is allowed. Further information for WDCA can be found at www.wilddunesowners.org.
19. Owners are responsible for any damage done to community property by themselves or their rental guests.
20. Owners who are planning projects that need dumpsters or moving pods must get approval from the WDCA PRIOR to these being delivered. Any damage done to Grand Pavilion property or Wild Dunes property will be the responsibility of the Owners to pay for the repairs i.e., roads, sidewalks, common areas.

Penalties and Fine Schedule

In performing daily duties, the Association is unrestricted in applying a wide range of options to solve problems. However, at a point when an Owner and/or Occupant is in violation of the Master Deed, the By-Laws, the Rules and Regulations is blatant, serious or persistent, the Association is empowered to implement, in the sequence in the Table below, a Schedule of Penalties and Fines.

PROCEDURES. The Association will determine if an Owner/Occupant's violation warrants a fine or penalty. If yes, a formal notification letter of intent will be provided to the Owner.

The letter will contain:

- (a) Details of circumstances warranting issuance of the letter.
- (b) Explanation of notification procedures (see Table below).
- (c) Explanation of fine or penalty to be imposed.
- (d) Explanation of right to be heard and appeal process; and
- (e) Disclosure of retention of documentation.
- (f) Detail time to cure or correct the violation

SCHEDULE OF PENALTIES AND FINES:

Each notice of violation will be filed in the Owner's property file and facts of the violation will be given to the Association's Board of Directors. If a fine is warranted, the charge will be put on the owners account

and an invoice will be sent with violation letter. The fine should be paid within the same quarter in which billed. If not paid, then the unpaid fine will be subject to late fees and/or interest as outlined in the governing documents.

Each violation will remain on record for 12 months' time. A repeat offense within the 12-month time frame will be escalated and considered a repeat offense and subject to the next level of fine structure. The Owner/Guest must refrain from the same type of violation for a period of 12 months to consider it a NEW violation.

Dangerous or illegal activities will be cause for IMMEDIATE SUSPENSION OF ALL AMENTITY ACCESS FOR A PERIOD OF NO LESS THAN SIX MONTHS AND WILL BE DETERMINED BY THE BOARD OF DIRECTORS.

Notice of Violation sent	Courtesy letter/email – timeframe to comply noted in notice
1 st occurrence	
2 nd occurrence	\$50 fine assessed to the account and timeframe to comply noted in notice.
3 rd occurrence	\$100 fine assessed to the account and timeframe to comply noted in notice
4 th occurrence	\$150 fine assessed to the account and timeframe to comply noted in notice
5 th occurrence	Owner must appear before the Board and the Board will determine (1) a monetary fine, not to exceed \$400 and (2) further penalties.

*This fine schedule represents the maximum penalties. The Board reserves the right to apply lessor fines based on the nature of the infraction.

RIGHT OF APPEAL. In all cases the accused has the right of appeal and must be afforded a right to be heard before the Board of Directors. No later than fifteen (15) days after receiving a letter of notification that a fine or penalty has been imposed, the violator may indicate that an appeal will be made and must include details to support the appeal.

CONSEQUENCES OF TARDINESS IN PAYING FINES. If the fine or penalty that has been placed on the OWNERS account is still applicable after an appeal has been made and heard by the Board of Directors, it is expected that the Owner will make payment by the end of the quarter. Any unpaid portion will be subject to late fees/interest that is outlined in the governing documents until such time it is paid.

EXHIBIT A

Boardwalk Villa Parking:

Parking is very limited at the Boardwalk Villas and restricted to Grand Pavilion owners and their rental guests. The following parking restrictions are applicable and will be enforced:

- Each home is allocated two parking spaces; under the carport and directly behind it. Parking spaces #1 and #2, per the diagrams below, are assigned to any resident or rental guest of that property.
- Parking space #3 is UNASSIGNED. Space #3 (also referred to as Common or Third Spot) is available for use by any Grand Pavilion owner or Boardwalk home rental guest.
- Please do not block-in a guest that is parked in space #1 unless they are in your party
- If additional parking is required, please use one of the following areas:
 - There are six spaces available for overflow at the end of the road marked "Reserved Parking"
 - Public lots at Sweet Grass Pavilion, Reception Center or Sports Pavilion
 - Unassigned spaces designated #3
- Golf Carts and LSVs must be parked underneath the carport, Space #1. They are prohibited to park in any other Grand Pavilion parking spaces and are subject to towing.
- There is ample signage throughout Grand Pavilion regarding parking restrictions. Violators (vehicles, LSVs and golf carts) will be towed at their expense.
- Should you require additional assistance with parking, please contact either your Rental Company or Wild Dunes Security at 843-886-2128.

NOTE: All roadways in the Boardwalk Villas and Grand Pavilion area are considered fire lanes. Vehicles parked on Grand Pavilion roads will be ticketed or towed.

