



BP0945611

PGS:

7

**THE OCEAN POINT
PROPERTY OWNERS' ASSOCIATION OF ISLE OF PALMS, INC.**

BOARD RESOLUTION

**Re-Affirmation and Re-Adoption of
OP POA Parking Rules and Regulations**

WHEREAS, the Board of Directors ("Board") of The Ocean Point Property Owners' Association of Isle of Palms, Inc. ("Association") is responsible for operation of The Ocean Point Property Owners' Association of Isle of Palms 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 Ocean Point Property Owners' Association Of Isle of Palms ("Declaration") and the By-Laws of The Ocean Point Property Owners' Association of Isle of Palms, Inc. ("Bylaws") recorded October 14, 1988, in Book V178 at Page 719; Use and Access Agreement recorded November 9, 1988 in Book L179 at Page 579; Encroachment Permit recorded October 16, 2000 in Book U356 at Page 771; First Amendment to Declaration of Covenants and Restrictions of the Ocean Point Property Owner's Association of Isle of Palms, Inc. recorded July 19, 2007 in Book Y632 at Page 155; License Agreement recorded August 13, 2006 in Book 0003 at Page 692; Pool Rules and Regulations recorded January 8, 2019 in Book 0770 at Page 895; Rules and Regulations recorded January 8, 2019 in Book 0770 at Page 888; Violation Form recorded January 8, 2019 in Book 0770 at Page 891, in the Charleston County Register of Deeds (collectively hereinafter, the Declaration and Bylaws may be referred to as "Governing Documents").

WHEREAS, Article VI, Section 5, of the Bylaws provides that "a majority of those present or represented by proxies may authorize any action governed by these Bylaws."

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 governing documents, rules, regulations, and amendments be recorded.

WHEREAS, the Board has determined to re-adopt and re-affirm the attached OP POA Parking Rules and Regulations, and to record them.

WHEREAS, a duly held and authorized meeting of the Board was held October 20, 2020, and the within Resolution and attached OP POA Parking 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 re-affirms and re-adopts the attached OP POA Parking 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 any notice requirement, if any, for the meeting.

4. The Board hereby re-affirms and re-adopts The Ocean Point Property Owners' Association of Isle of Palms, Inc., OP POA Parking Rules and Regulations, attached hereto as Exhibit A and incorporated herein by reference.

5. This Resolution was adopted by the Board on October 20, 2020, and the attached policy shall be effective once recorded and fifteen (15) days after such notice has been provided,

...
6. Distribution. The Association and/or the Association's property manager is authorized and directed to circulate a copy of this Resolution and the OP POA Parking Rules and Regulations once recorded and fifteen (15) days after such notice has been provided, ... 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 and Fifteen (15) days after such notice has been provided, ...

Ocean Point POA Parking Rules & Regulations

1. Personal vehicles should be parked in the garage or driveway at all times.
2. On street parking is not permitted within Ocean Point, with the following limited exceptions:
 - a. Contractor parking is permitted between 7:30 AM – 6:00 PM Monday-Friday, and 9:00 AM – 4:00 PM on Saturday.
 - b. All visitors and contractors must display valid permits.
 - c. On street parking for an Owner event must be approved by the OP POA Board at least 2 weeks prior to the event, and arrangements for access into the property must be made with management (Property Management Services). Homeowner gate codes are not to be given to event attendees. Alternative travel arrangements and off-site golf course parking off hours, is encouraged.
3. Driveway parking is restricted to owners, lessees, and contractors as stipulated by the owner. Parking in nearby driveways is strictly prohibited unless permission is provided by the owner in writing. Vehicles limits are home site specific and must be observed.
4. Parking is never permitted such that driveways, mailboxes, and/or fire hydrants are blocked at any time. TOWING WILL BE ENFORCED!
5. Parking at the OP Pool area is for the exclusive use of Ocean Point owners, immediate family, accompanied guests, and lessees, and only while at the pool facility. Overnight parking at the OP Pool area is not permitted. TOWING WILL BE ENFORCED!
6. Parking is never permitted at the cul-de-sac's (homes 28-32, or marsh homes 60-62). Parking at the cul-de-sac's would compromise safe ingress/egress for large trucks, towed vehicles, and emergency services, including fire and rescue trucks, police cruisers, and ambulances. TOWING WILL BE ENFORCED!
7. If you observe vehicles parked when or where they are not permitted, you may call Wild Dunes Security (843-886-2128) to have vehicle moved, ticketed or towed.
8. If a vehicle is parked on your driveway without your express permission, please call Wild Dunes Security and request that the vehicle be towed. We have been assured that a provider is on call and will remove the vehicle within 2 hours.
9. Homeowners are encouraged to install video cameras to monitor for driveway parking violations, particularly if Ocean Point is not a full-time residence.

Though all Board members are sensitive to these issues, and will report street parking violations when we know of them, the Board cannot provide surveillance of driveways on any regular or predictable basis.

These rules apply to all owners, guests, lessees, contractors, and leasing/sales agents. It is advised that homeowners and particularly those that lease their properties, make available or share this document so that all who visit, occupy, or manage the property will have been informed.

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

SIMONS & DEAN ATTY AT LAW
 147 WAPPOO CREEK DR
 STE 604
 CHARLESTON SC 29412

RECORDED		
Date:	December 21, 2020	
Time:	11:11:06 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0945	611	Misc
Michael Miller, Register Charleston County, SC		

MAKER:

OCEAN POINT POA OF IOP

of Sats:

of Pages:

of References:

RECIPIENT:

N/A

Note:

Recording Fee \$ 25.00

Extra Reference Cost \$ -

Original Book:

V178

Original Page:

719

Extra Pages \$ -

Postage \$ -

TOTAL \$ 25.00

Drawer

Clerk



0945
Book



611
Page



12/21/2020
Recorded Date



7
Pgs



V178
Original Book



719
Original Page



D
Doc Type



11:11:06
Recorded Time