

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

**SHIP WATCH VILLAS HORIZONTAL
PROPERTY REGIME AND SHIP WATCH
VILLAS COUNCIL OF CO-OWNERS, INC.**

OWNER DECK RULES/POLICY RESOLUTION

WHEREAS, Master Deed of Ship Watch Villas Horizontal Property Regime recorded July 19, 1977 was established by Kiawah Island Company, Limited, for Ship Watch Villas Property Regime, for all of the land shown on the map recorded in Plat Book Z112, Page 392, *et seq.*, in the Register of Deeds Office, Charleston County, South Carolina; and

WHEREAS, Exhibit "B" to the Master Deed of Ship Watch Villas Horizontal Property Regime is the By-Laws of Ship Watch Villas Horizontal Property Regime, also recorded in Plat Book Z112, Page 292 in the Register of Deeds Office, Charleston County, South Carolina; and

WHEREAS, the Master Deed authorizes the creation of the Ship Watch Villas Council of Co-Owners (“the Council”), which administers and governs the Regime pursuant to the Master Deed, By-Laws, and “any Regulations adopted pursuant to the By-Laws”; and

WHEREAS, the By-Laws grant the Council and its Board of Directors the right to enact reasonable regulations governing the operation and use of the common elements; and

WHEREAS, the Ship Watch Villas and the Ship Watch Villas Council of Co-Owners Board of Directors, acting in the best interest of the Council of Co-Owners, desires to implement the following rules/policy regarding the maintenance and use of deck(s) owned by Owners within Ship Watch Villas HPR, to ensure the fair and safe use of the Owner(s)' decks;

WHEREAS, the Ship Watch Villas Council of Co-Owners approved the following Owner Deck Rules/Policy by a unanimous vote of the Board of Directors on April 17, 2025, said rules/policy to take effect June 1, 2025:

1. Anything unsightly will not be permitted and will be immediately removed upon receiving notice as determined by the Board.
2. No climbing on the railings.
3. Rugs, mats or anything of this nature will not be permitted.
4. Only outdoor furniture will be permitted such as chairs, rockers, small tables, small decorative pots and plants. Beach equipment, beach chairs, and coolers must be kept inside and out of sight, along with storage of luggage, vehicle racks, golf shoes, and equipment.
5. Umbrellas or awnings to block rain, wind, or to provide shade will not be allowed. This includes privacy type free standing screens.
6. Bicycles, or associated equipment are not permitted.
7. Laundry drying racks or lines will not be allowed.

8. Hanging anything off the railings, nails, screws or anything penetrating the walls and ceilings will not be permitted.
9. Shipwatch and Kiawah Island rules as posted in the elevators must be adhered to, such as smoking, and loud noise to list as examples.

THE RULES ARE SUBJECT TO CHANGE AS DETERMINED BY THE BOARD.

SHIP WATCH VILLAS HORIZONTAL PROPERTY REGIME AND SHIP WATCH VILLAS COUNCIL OF CO-OWNERS, INC. – OWNER DECK RULES/POLICY RESOLUTION

WHEREFORE, the Ship Watch Villas Council of Co-Owners hereby records and publishes the Owner Deck Rules/Policy Resolution, adopting the above Rules/Policy for Ship Watch Villas.

IN WITNESS WHEREOF, Ship Watch Villas Horizontal Property Regime and Ship Watch Villas Council of Co-Owners, by and through their duly authorized attorney, has hereunto set his Hand and Seal, this 6th day of May, 2025.

WITNESSES:

[Signature]
Witness #1

Teri J. Rewt
Witness #2 (Notary Public)

Ship Watch Villas Council of Co-Owners

By: [Signature] 5/6/25
Print Name: Douglas W. MacKelcan Date
Its Attorney
Address: 40 Calhoun Street, Ste.400
Charleston, SC 29401
Ph: (843) 727-0307 / Fax: (843) 727-2995

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

PERSONALLY appeared the undersigned witness who, on oath, says she saw the within named Douglas W. MacKelcan, Esq., Attorney for *Ship Watch Villas Horizontal Property Regime and Ship Watch Villas Council of Co-Owners, Inc.* ("the Regime"), on behalf of and being duly authorized by the Regime, sign, seal and as his act and deed, *Ship Watch Villas Horizontal Property Regime and Ship Watch Villas Council of Co-Owners, Inc. (Owner Deck Rules/Policy Resolution)*, and that she with the other witness above subscribed, witnessed the execution thereof.

[Signature]
Witness #1

SWORN TO and subscribed before me,
this 6th day of May, 2025.

Teri J. Rewt
Notary Public for the State of South Carolina
My Commission Expires: June 28, 2028.

(SEAL)



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Resolution

Karen Hollings, Register of Deeds
Charleston County, SC

MAKER:

SHIP WATCH VILLAS ETC

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Note:

RECIPIENT:

N/A

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