

Seaside Property Owners Association, Inc.

RESOLUTION/MINUTES OF ACTION
Board OF DIRECTORS

Homeowners Association Rules and Regulations
June 2023

PGS:

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BP1195464

WHEREAS, the Seaside Property Owners Association, Inc. ("Association") is constituted to provide, and charged with, as applicable, the care, upkeep, administration and maintenance of the community and the Association and its property, 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 the law or provisions of the Declaration of Covenants and Restrictions for Seaside Property Owners Association, Inc. ("Declaration") and Bylaws of Seaside Property Owners Association, Inc. ("Bylaws") recorded February 25, 1988, in Book U172 at Page 020. The Declaration was amended by that Supplementary Declaration to Declaration of Covenants and Restrictions for Seaside Property Owners Association, Inc. recorded July 18, 1988, in Book L176 at Page 513 with the Charleston County Register of Deeds. The Declaration as amended and/or supplemented by the foregoing hereinafter individually and collectively also the "Declaration". The Bylaws were amended by that Amendment of By-Laws of Seaside Property Owners Association, Inc. recorded August 25, 2009, in Book 0077 at Page 210, and Second Amendment of By-Laws of Seaside Property Owners Association, Inc. recorded October 25, 2011, in Book 0213 at Page 749 with the Charleston County Register of Deeds. The Bylaws as amended and/or supplemented by the foregoing hereinafter individually and collectively also the "Bylaws".

Also applicable are the Regulations for Original Colors and Color Selector recorded January 10, 2019, in Book 0771 at Page 789; Seaside Homeowners Association Rules and Regulations recorded January 10, 2019, in Book 0771 at Page 792; and Violation Form recorded January 10, 2019, in Book 0771 at Page 791 with the Charleston County Register of Deeds. Hereinafter, the Declaration, Bylaws and the foregoing and any other promulgated rules, regulations and guidelines, and any amendments and supplements to any of them, collectively referred to as "Governing Documents".

WHEREAS, Section 2 of Article III of the Declaration grants the Board of Directors ("Board") the authority to adopt rules and regulations governing the use of the Common Areas and Lots and Section 1 of Article VIII of the Bylaws grants the Board the authority to adopt rules and regulations governing the use of the Common Areas and the personal conduct thereon, and establish penalties for the infraction thereof.

WHEREAS, Sections 7 and 8 of Article VII of the Bylaws provide that a majority of the Board shall constitute a quorum and the act of the Board.

WHEREAS, at a duly held and authorized meeting of the Board, this Resolution and the Homeowners Association Rules and Regulations June 2023, attached hereto as Exhibit 1 and incorporated by reference, were put to a vote of the Board. The required quorum was present and the within Resolution and Homeowners Association Rules and Regulations June 2023, attached hereto as Exhibit 1 and incorporated by reference, were affirmed, adopted and approved by the requisite members of the Board.

NOW THEREFORE, BE IT RESOLVED, in order to protect and assure an attractive, highquality community, and to best maintain and preserve the community, the Board hereby affirms, approves and adopts this Resolution and Homeowners Association Rules and Regulations June 2023, attached hereto as Exhibit 1 and incorporated by reference, 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. This Resolution and Homeowners Association Rules and Regulations June 2023, attached hereto as Exhibit 1 and incorporated by reference, were affirmed, adopted and approved by the Board on June 5, 2023.

4. The Association, or its designee, shall notify its Members/Owners of the Resolution and Homeowners Association Rules and Regulations June 2023, attached hereto as Exhibit 1 and incorporated by reference, by (a) either posting it in a conspicuous place in a common area or on a website maintained by the Association, where it can be downloaded, (b) electronic mail delivery, or (c) such other methods as may be provided by the Bylaws or Declaration that provide actual notice. MEMBERS/OWNERS ARE RESPONSIBLE FOR NOTIFYING THEIR TENANTS, OCCUPANTS AND RESIDENTS.

5. Except as expressly modified by these Homeowners Association Rules and Regulations June 2023, the Homeowners Association Rules and Regulations shall remain in full force and effect. In the event of a conflict between the Homeowners Association Rules and Regulations and these Homeowners Association Rules and Regulations June 2023, these Homeowners Association Rules and Regulations June 2023 shall control.

6. Each member of the Board expressly waives notice requirement, if any, and each member voting in favor has signed his/her name below.


SEASIDE PROPERTY OWNERS ASSOCIATION, INC.:

<u>K S cett Miller</u> Board Member	<u>6-9-23</u> Date	_____ Board Member	_____ Date
_____ Board Member	_____ Date	_____ Board Member	_____ Date
_____ Board Member	_____ Date	_____ Board Member	_____ Date

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4. The Association, or its designee, shall notify its Members/Owners of the Resolution and Homeowners Association Rules and Regulations June 2023, attached hereto as Exhibit 1 and incorporated by reference, by (a) either posting it in a conspicuous place in a common area or on a website maintained by the Association, where it can be downloaded, (b) electronic mail delivery, or (c) such other methods as may be provided by the Bylaws or Declaration that provide actual notice. MEMBERS/OWNERS ARE RESPONSIBLE FOR NOTIFYING THEIR TENANTS, OCCUPANTS AND RESIDENTS.
5. Except as expressly modified by these Homeowners Association Rules and Regulations June 2023, the Homeowners Association Rules and Regulations shall remain in full force and effect. In the event of a conflict between the Homeowners Association Rules and Regulations and these Homeowners Association Rules and Regulations June 2023, these Homeowners Association Rules and Regulations June 2023 shall control.
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SEASIDE PROPERTY OWNERS ASSOCIATION, INC.:

	<u>6/11/2023</u>		
Board Member	Date	Board Member	Date
_____	_____	_____	_____
Board Member	Date	Board Member	Date
_____	_____	_____	_____
Board Member	Date	Board Member	Date

Seaside

Homeowners Association Rules and Regulations

(Revised & Board Approved 8/16/14; latest revision approved on 6/5/2023)

The following Rules and Regulations are intended to maintain the unique beauty and character of the Seaside neighborhood. All owners and guests are required to comply!

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

Seaside owners must provide the Rules and Regulations to all guests, and if they rent their homes, to each renter, user, tenant and resident, and if applicable, to the property manager. The Rules and Regulations should also be posted in the house where they can be visible to your guests.

Access: Access to the Grand Pavilion pools and beach must be via sidewalks and access paths only.

Beach Towels, etc.: Beach towels, swimwear and other assorted clothing are not permitted to be hung on exterior railings on any side of a home. Items such as surfboards, toys and bikes and other paraphernalia should be kept in a neat and orderly manner in an area behind the dwelling to reduce visibility to others.

Golf Carts: Short-term rental, short-term accommodation, vacation rental, transient lodging and/or the like ("STR Rental") (defined as follows) guests and users ("STR Guests") are not permitted to have, use or bring golf carts in the Seaside community. The use of any Lot for less than thirty (30) days shall constitute an STR Rental.

Parking: Pursuant to Wild Dunes Community Association ("WDCA"), vehicles must be parked in designated parking areas, completely off roadways in residential areas, and shall not be parked on any street. No person shall park a vehicle on another owner, resident or user's Lot without prior express permission. Overflow parking is available in the garage and lot across Palm Boulevard near the convention center and the Harbour Golf course. Vehicles parked in violation are subject to ticketing and may be towed at the owner's expense. The streets must be kept clear for emergency vehicles.

Pets: STR Guests are prohibited from bringing pets and animals into the properties where they are staying and into the Seaside Community. Further, contractors, vendors and employees are prohibited from bringing pets and animals into the properties where they are staying or working and the Seaside Community. As may be applicable, the foregoing shall not apply to service, emotional support, assistance and/or comfort animals (collectively hereinafter, "Service Animals") which are or may be governed by the ADA, FHA, Section 504 (Rehabilitation Act of 1973), SC Code of Laws, Section 43-33-70, and/or other applicable federal, state and local laws and regulations (collectively all hereinafter referred to as "Service Animal Law"). To the extent that the foregoing conflicts with Service Animal Law, such Service Animal law shall control. Further, to the extent required or permitted by Service Animal Law, a Service Animal must be vaccinated as required by applicable governing entities, and the owner of the Service Animal must provide proof of the same if requested to do so as allowed by Service Animal Law.

Trash Containers: All trash must be bagged and placed in the containers provided by the City of Isle of Palms. Please be sure to close the container lid tightly to prevent raccoons or other animals from spreading trash. At no time is trash permitted to accumulate on the ground within or around the enclosures. STR Guests vacating on Saturday need to discard as much trash as possible on Friday, in time for pickup. Trash is picked up on Tuesday and Friday from Memorial Day through Labor Day and on Tuesdays only from Labor Day through Memorial Day.

Grilling: Charcoal grills are strictly prohibited. Gas and electric grills may not be used on porches or other enclosed areas.

Fireworks: Fireworks and the like are strictly prohibited in the Seaside Community.

Peaceful Enjoyment: The City of Isle of Palms has recently enacted a new noise ordinance and rules which were sent to all homeowners for prominent display in their properties (www.iop.net). No owner, resident, occupant or guest may make noise, nor do anything that would interfere with the peaceful enjoyment of other owners.

Wildlife: Alligators are indigenous to our area. If you see an alligator, do not feed or approach it.

Property Manager:

For questions regarding the Seaside Association Rules and Regulations, please contact Laurie Schueler, Property Management Services @ (843)-881-5459, or E-mail: laurie@charlestonpms.com.

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 (MAILBACK)

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Karen Hollings, Register of Deeds Charleston County, SC		

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