

MEETING STREET AT SHELMORE PROPERTY OWNERS ASSOCIATION, INC.

BOARD RESOLUTION

Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy

WHEREAS, the Board of Directors ("Board") of Meeting Street at Shelmore Property Owners Association, Inc. ("Association") is responsible for management of Association and 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 other provisions of the Amended and Restated Master Deed Shelmore Village Horizontal Property Regime, as may be amended, ("Master Deed") and ByLaws of Meeting Street at Shelmore Property Owners Association, Inc., as may be amended, ("Bylaws") recorded February 22, 2013, in Book 0312 at Page 392 with the Charleston County Register of Deeds. The Master Deed was amended by that First Amendment to the Amended and Restated Master Deed Shelmore Village Horizontal Property Regime recorded October 3, 2013, in Book 0365 at Page 413, Unit 17 Subdivision Amendment Shelmore Village Horizontal Property Regime recorded October 17, 2013, in Book 0368 at Page 414 and Second Amendment Amended and Restated Master Deed Shelmore Village Horizontal Property Regime recorded November 8, 2013, in Book 0372 with the Charleston County Register of Deeds. The Master Deed and Bylaws were also amended by that Third Amendment to Amended and Restated Master Deed Shelmore Village Horizontal Property Regime and the First Amendment to ByLaws of Meeting Street at Shelmore Property Owners Association, Inc. recorded January 8, 2021, in Book 0948 at Page 338 with the Charleston County Register of Deeds. The Master Deed as amended collectively hereinafter referred to as "Master Deed". The Bylaws as amended collectively hereinafter referred to as "Bylaws". Hereinafter, the Articles of Incorporation, Master Deed, Bylaws and any promulgated rules, regulations and guidelines, and any amendments and supplements to any of them, may collectively be referred to from time to time as the "Governing Documents".

WHEREAS, Section 5 of Article II of the Bylaws states that "[a] majority, that is fifty-one (51%) [*sic*] of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board . . ."

WHEREAS, Section 6 of Article II of the Bylaws provides the "act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board . . ."

WHEREAS Section 8 of Article II of the Bylaws states that "[a]ny action required or permitted to be taken at a meeting of Directors may be taken without a meeting with the consent of a Majority of the Directors, in writing, setting forth the action so taken and signed by the Directors . . ."

WHEREAS, the Board has determined it is in the best interest of the Association and its members/owners and residents, and the community to adopt a new Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy, attached hereto as Exhibit A and incorporated herein by reference.

WHEREAS, a duly held and authorized meeting of the Board was held and the within Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy, attached hereto as Exhibit A and incorporated herein by reference, were put to a vote of the Board. The required



quorum was present and the within Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy 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, approves and adopts this Resolution and the attached Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy, 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 waived notice requirement, if any, for the meeting.
4. The Board affirmed, approved and adopted this Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy, attached hereto as Exhibit A and incorporated herein by reference, as certified by the President of the Association in the certification in Exhibit B attached hereto and incorporated herein by reference,
5. Distribution. The Association and/or the Association's property manager is authorized and directed to circulate a copy of this Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy upon recording. MEMBERS ARE RESPONSIBLE FOR DISTRIBUTING THE SAME TO ALL TENANTS, OCCUPANTS AND RESIDENTS.

MEETING STREET AT SHELMORE PROPERTY OWNERS ASSOCIATION, INC.:

Dr. Batten 2/14/25
President Date

EXHIBIT A

MEETING STREET AT SHELMORE PROPERTY OWNERS ASSOCIATION, INC.

Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy

The Board of Directors ("Board") of Meeting Street at Shelmore Property Owners Association, Inc. ("Association") provides the following the Violations, Fines and Enforcement Policy ("Policy") pursuant to the Amended and Restated Master Deed Shelmore Village Horizontal Property Regime, as may be amended, ("Master Deed") and ByLaws of Meeting Street at Shelmore Property Owners Association, Inc., as may be amended, ("Bylaws") recorded February 22, 2013, in Book 0312 at Page 392 with the Charleston County Register of Deeds. The Master Deed was amended by that First Amendment to the Amended and Restated Master Deed Shelmore Village Horizontal Property Regime recorded October 3, 2013, in Book 0365 at Page 413, Unit 17 Subdivision Amendment Shelmore Village Horizontal Property Regime recorded October 17, 2013, in Book 0368 at Page 414 and Second Amendment Amended and Restated Master Deed Shelmore Village Horizontal Property Regime recorded November 8, 2013, in Book 0372 with the Charleston County Register of Deeds. The Master Deed and Bylaws were also amended by that Third Amendment to Amended and Restated Master Deed Shelmore Village Horizontal Property Regime and the First Amendment to ByLaws of Meeting Street at Shelmore Property Owners Association, Inc. recorded January 8, 2021, in Book 0948 at Page 338 with the Charleston County Register of Deeds. The Master Deed as amended collectively hereinafter referred to as "Master Deed". The Bylaws as amended collectively hereinafter referred to as "Bylaws". Hereinafter, the Articles of Incorporation, Master Deed, Bylaws and any promulgated rules, regulations and guidelines, and any amendments and supplements to any of them, may collectively be referred to from time to time as the "Governing Documents".

1. Sidewalks must remain clear to ensure unobstructed access for all pedestrians, including those using wheelchairs. With the approval of the Board, one of the following items may be permitted in front of any commercial unit:

- a. a 24" table with up to two chairs, or
- b. a bench with or without a planter not exceeding 12 inches in width or length.

No umbrellas or decorative items larger than 12 inches in width will be allowed. Additionally, items approved for one commercial unit must not obstruct neighboring units, extend beyond the building, or encroach into common areas. All requests must be submitted to the Property Management office for Board review and approval. Unauthorized items placed on the sidewalk will be considered a violation and subject to fines.

2. This Policy shall be effective upon recording.

EXHIBIT B

CERTIFICATION

Personally appeared before me, the undersigned, IRV Batten,
President of Meeting Street at Shelmore Property Owners Association, Inc., who being duly
sworn, alleges and states as follows:

1. I am the duly elected President of Meeting Street at Shelmore Property Owners Association, Inc.
2. I am over eighteen (18) years of age, competent, and make this Affidavit on personal knowledge.
3. The Resolution (with the Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy, attached to it as Exhibit A) to which this Exhibit B is attached was put to a vote of Board of Directors. The required quorum was present, and the Resolution and the attached Meeting Street at Shelmore Property Owners Association, Inc. Sidewalk Policy was approved by the requisite number of Directors.
5. I have certified, and am hereby certifying, the vote of the Board of Directors of Meeting Street at Shelmore Property Owners Association, Inc., and I certify the vote to have been as stated herein.

FURTHER THE AFFIANT SAYETH NOT.

MEETING STREET AT SHELMORE PROPERTY OWNERS ASSOCIATION, INC.

IRV Batten

President

SWORN and subscribed to before me
this 14 day of February, 2025.
Lisa D. Landry
Notary Public for South Carolina
Printed Name of Notary: Lisa D. Landry
My Commission Expires: Jan. 25, 2032

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)

| RECORDED | | |
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| Karen Hollings, Register of Deeds Charleston County, SC | | |

MAKER:

MEETING ST @ SHELMORE ETC

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Note:

RECIPIENT:

NA

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| Recording Fee | \$ 25.00 |
| Extra Reference Cost | \$ - |
| Extra Pages | \$ - |
| Postage | \$ - |

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