

Board Resolution
Water Pointe 1
Property Owners Association, Inc.

The undersigned, being all of the Directors of the Water Pointe 1 Property Owners Association a South Carolina Horizontal Regime (the "Association"), hereby Consent by vote in favor of, and adopt the following resolution:

WHEREAS, on November 20th , at a regular meeting of the board of directors of Water Pointe 1, held at 6:40 PM.

WHEREAS, the Board of Directors of Water Pointe 1 Property Owners Association is empowered to establish governing guidelines for performance of their duties.

NOW, THEREFORE, BE IT RESOLVED, that the following "Board of Directors Election Management" was approved by a vote of the majority of the Board of Directors.

The purpose of the Policy and Enforcement is to set guidelines for all owners and renters to follow.

Parking Rules:

Parking Lots (All parking areas located around the building), 2nd lot across the street from building and 3rd lot located on Seaview Street. All are Marked with a sign. Parking is at your own risk. Water Pointe I is not responsible for any damage that may occur.

- **Number of Parking Spaces:** Each unit is limited to 2 spaces.
- **Parking Pass Displayed:** Each vehicle must display parking pass on vehicle
- **Types of Vehicles Allowed**
 - **Owners:** Passenger cars, trucks, SUVs, and vans. Motorcycles, and gas-powered golf carts. No Commercial vehicles.
 - **Guests and Renters:** Passenger cars, trucks, SUVs and vans.
- **Parking Restrictions**
 - Campers, Trailers, and Boats must park in the 3rd lot located on Seaview Street
 - Tailgate trays or cargo trays on the trailer hitch must be removed prior to parking.
 - Oversized vehicles (extended crew cab trucks, passenger vans, large SUVs and Trucks) are only allowed to park in the 2nd and 3rd lots.
 - Rented golf carts are not allowed on property
 - Loading zone parking is limited for 20 minutes. No overnight parking.
 - No disable vehicles.
 - All vehicles must have unexpired tags.
- **Parking Violations**

Vehicles parked in violation of the above policy may be towed at the owner's expense without warning or further notice.

Lobby and Pools: This policy supplements the posted rules in the pool area.

- **Pool hours:** Jan-March 8am to 10pm. April-December 9am to 10pm
- **Outdoor Pool Season:** The outdoor & kiddie pool will be opened April 1st (or when the water temperature reaches the minimum of 70-degrees) through October 31st
- Parents must remain with children at all times.
- Please dry off before entering into the Lobby and Building.
- Always rinse off coming off the beach before entering pools. Also rinse all toys and chairs from the beach.
- Please wear footwear while walking in the lobby.

- Music please be respectful of others keep music at a minimal
- Do not remove any Pool chairs/lounge to the beach
- Do not move any Lobby furniture into the Pool areas

Grilling area

- Gas (Propane) Is not allowed within 100 feet of the building
- Grills are located on the north side of the building
- Clean grill prior to use.
- Clean up the area after use
- Dispose of coal ash in the bucket.
- Do not place trash in the coal ash bucket.
- Do not allow children to play or run near the grills.

Hallways

- Keep all personal belongings inside the unit.
- Hallways must be kept clear to provide safe exit in the event of an emergency.
- DO NOT leave chairs, umbrella's, toys or wagons in hallways

{This is a Violation of Fire Code} Items may be removed/throw away. Fines will apply

- Please return shopping and luggage carts to the garage area.

Smoking

- Smoking is not allowed in the Lobby
- Smoking is not allowed in the pool areas
- Smoking is not allowed in the Hallways nor near elevators
- The designated smoking area is in the grilling area on the north side of the building.
- Do not toss cigarette butts, place in appropriate receptacles.

Pool Roof

- DO NOT climb on to the pool roof. The police will be called and fines will be apply, will cause eviction.

Balconies

- Do not hang towels, clothes from railings
- Do not feed birds
- Do not throw anything from the balcony
- Do not smoke on balconies (renters)
- Do not climb down or up on the balconies. Police will be called and you will be escorted off the property.

Quiet Hours: Water Pointe I has adopted quiet hours between 11:00 pm to 8:00 am. Excessive noise during this time could result in eviction from the property. Noise from televisions, stereo equipment, musical instruments and talking should not exceed the boundaries of the unit, this includes the balconies. House parties and other loud gatherings are not allowed.

Owner Responsibility: Each owner is responsible for the proper conduct of guests/renters and service providers. Damage to the common areas caused by guests/renters and service providers are the responsibility of the owner. It is also each owner's responsibility to ensure rental agents and guests understand and observe rules and regulations. Violation fines are assessed to the homeowner. Fines start at \$100 (Owner of unit is responsible for any damage and cost)

Occupancy Maximum: Occupancy of the unit is not to exceed eight (8) people.

No children under 18 are permitted to occupy any unit unless under the direct supervision of their parents or the owner of the unit. Renters must be 25 years old to rent units.

Violations:

- Failure to comply may result in fines, towing or removal from property without further notice.

IT IS FURTHER RESOLVED that the water Pointe 1 “Community Rules and Enforcement” Policy of 2019, shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors.

Policy Effective Date: 11/20/2019