

STATE OF SOUTH CAROLINA )  
 )  
COUNTY BEAUFORT ) RESOLUTION AND CERTIFICATE OF  
 ) AUTHENTICITY OF RULES & REGULATIONS  
 ) FOR Yacht Cove Property Owners Association, Inc.

WHEREAS, YACHT COVE PROPERTY OWNERS ASSOCIATION ("Yacht Cove POA"), is a non-profit corporation in good standing, organized for the purpose of administering the property known as Yacht Cove POA as more particularly identified in the By Laws for Yacht Cove POA, dated April 23, 1987 recorded May 8, 1987 in the Office of Register of Deeds for Beaufort County, South Carolina in Book 476 at Page 885.

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. §27-30-110 et seq. ("SCHAA") mandates the Yacht Cove POA rules, regulations, and amendments to rules and regulations be recorded with the ROD,

It is therefore resolved and certified:

1. That pursuant to the authority granted to it in the Declaration, and the Bylaws of Yacht Cove POA attached thereto, the Board of Directors of Yacht Cove POA (the "Board") duly adopted certain Rules and Regulations ("Regulations") governing various administrative matters within Yacht Cove POA on September 17, 2017 which are attached as Exhibit "A".
2. That these Regulations are in full force and effect and shall remain so until such time as the Board may, in its discretion, file with the ROD an amendment, restatement or revocation thereof.
3. That the undersigned is the duly appointed Registered Agent of Yacht Cove POA and as such, has the requisite knowledge and authority to execute this instrument on behalf of the Board and to record these Regulations in accordance with the SCHAA.

So Certified this \_\_\_ day of \_\_\_\_\_, 2019.

Sam T. Wheeler  
Witness

Wanda Lynn Pitkin  
Witness/Notary

Yacht Cove POA

By: Bruce A. Pitkin  
\_\_\_\_\_, Its Registered Agent

I, Wanda Lynn Pitkin do hereby certify that Bruce A. Pitkin, Registered Agent of Yacht Cove POA appeared before me this 9 day of January, 2019, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9 day of January, 2019



Wanda Lynn Pitkin  
Notary Public of South Carolina  
My Commission Expires: 07-18-2027

# Yacht Cove

Property Owners Association, Inc.

Notice to all Yacht Cove Home Owners      May 22, 2017      UPDATED

**You will now need a Key (FOB) to enter the pool area. All owners current in their association fees will be provided a FOB or able to authorize a tenant to pick up your FOB by simply mailing or emailing a copy of this form stating your acceptance of the terms below with the address of your property and name of the tenant authorized to accept.**

Key Fobs work from 6:00 AM till 9:00 PM. For after hour or emergency needs call a board member.  
I understand the Key Fob is to Control Access and for Safety Purposes. **NO Key, No Access**  
Do not allow children, strangers or residents in without a key, again **NO Key, No Access.**  
I understand that Delinquent Owners cannot be considered a guest as all privileges are suspended.  
Do not prop the pool gates open at any time.  
Do not share or loan out your key to any one at any time.  
Children 14 and under must be under adult (18) supervision at all times, **Never Alone.**  
I understand there is **NO Life Guard on duty.** You and your guests swim at your own risk.  
Alcohol, Glass and Dogs/Pets are never allowed in the pool area at any time.  
You are responsible for Guests and or Tenants actions and any damages.  
I will abide by these and all additional posted pool rules.  
Children's Regular Disposable Diapers are not allowed in the pool they must be Swim Diapers

**FINES FOR VIOLATIONS:** 1<sup>st</sup> Offense Fob Disarmed 7 days & \$50.00, 2<sup>nd</sup> offense 14 days & 100.00, 3<sup>rd</sup> offense 30 days and \$150.00. Vandalism to pool area or clubhouse restitution and loss of FOB till end of the year. Owners that become delinquent in association fees will need to pay a Twenty dollar administrative charge for reinstatement and re-arming of the Fob. Lost Key or replacement Key is \$25.00 previous key will no longer work it will be voided / disarmed.

I understand should the owner become delinquent in their Association fees that Fob Access may be terminated.

I agree to abide by the above Rules & Regulations, and acknowledge receipt of a Yacht Cove FOB

Owners Signature \_\_\_\_\_ Tenants Signature \_\_\_\_\_

Date: \_\_\_\_\_ FOB# \_\_\_\_\_ Prop. No# \_\_\_\_\_

Yacht Cove Address \_\_\_\_\_ Wyndemere Unit No# \_\_\_\_\_

PO Box 5458  
Hilton Head Island, South Carolina 29938  
YachCoveNews@aol.com Hotline 843-785-6838 website yachtcovehhi.com