

STATE OF SOUTH CAROLINA)
) AMENDED RESOLUTION AND CERTIFICATE OF
) AUTHENTICITY OF RULES & REGULATIONS
COUNTY BEAUFORT) 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 Declaration of Covenants Conditions and Restrictions running with Certain Lands of GreenBrooke Homes Company and Provisions for Membership in Wyndemere Owners Association, now known as, Yacht Cove Property Owners Association, Inc, 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 in April 2019 which are attached as Exhibit "A".
2. That the Board updated the ByLaws of Yacht Cove POA which are attached as Exhibit "B".
3. That the Board adopted Club House Rental Application which is attached as Exhibit "C".
4. 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.
5. That the undersigned is the duly appointed Vice President, Finances & Legal Affairs, 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 4 day of October, 2019.

Donna Edwards
Witness

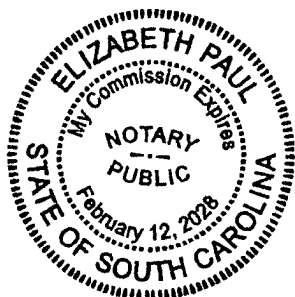
Elizabeth Paul
Witness/Notary

Yacht Cove POA

By: Bruce A Pitkin
Bruce Pitkin, Its Vice President,
Finances & Legal Affairs

I, Elizabeth Paul do hereby certify that Bruce Pitkin, Vice President, Finances & Legal Affairs, of Yacht Cove POA appeared before me this 4 day of October, 2019, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4 day of October, 2019



Elizabeth Paul
Notary Public of South Carolina
My Commission Expires: 02/12/28

Yacht Cove

Property Owners Association, Inc. <http://www.yachtcovehhi.com/>

COVENANTS & RESTRICTIONS

These are just a few of the Covenants and Restrictions which run with the land and are binding upon all owners, their families, tenants, guests, invitees, servants and agents of Yacht Cove POA. (Most common violations listed below.) Website <http://www.YachtCoveHhi.com> for Covenants/Restrictions.

1. No trash, stored materials/equipment, propane fuel tanks, inoperable or vehicles without current licenses or similar unsightly items shall be allowed to remain on any Dwelling Lot outside an enclosed structure
2. In the event that the Owner of any Dwelling Lot fails or refuses to maintain their property free from weeds, or other unsightly growth, the association may enter upon such Dwelling Lot ten (10) days after posting a notice thereon, requesting the Owner observe this paragraph and upon such entry may remove all unsightly items or growth at the Owner's expense. No such entry shall be deemed a trespass.
3. No signs or advertising shall be permitted on any property, common areas, entrance etc. unless approved by the board This particularly applies to "For Sale", "For Rent", "Garage Sale" & "Political" signs.
4. Pets shall not make an unreasonable amount of noise or become a nuisance. Pets shall be leashed or under voice command at all times when walked or exercised off your property. Dog owners must dispose of pets' droppings immediately. POA Fines are applicable. (This is also a Town ordinance which carries a fine up to \$1,092.50 and or thirty (30) days in jail)
5. No bicycles, boats, trailers, recreational or commercial vehicles, (defined as any vehicle with advertising on exterior or larger than can be housed in a residential garage) shall be parked overnight anywhere in Yacht Cove outside an enclosed structure and can not be visible from the street. Such vehicles may only be brought on a Dwelling Lot for the purposes of home maintenance, unloading or loading but must be removed from the Dwelling Lot as soon as such task is completed.
6. No building, fences walls or other structure shall be erected, placed or altered on any Dwelling Lot until the proposed buildings plans, specifications, exterior color or changes to exterior color / finish, plot plan, landscape and or outdoor lighting plans are approved in writing by the Associations Architectural Review Board per the covenants. All Dwelling units must provide for off street parking for two (2) automobiles. Fencing erected on dwelling Lots shall not exceed 4 ft in height. Town Homes are permitted a Privacy Wall, between units as originally constructed (Up to 16'0" but must be on owners property.), per covenants. Although many owners have extended their yards, plantings, fences, and or personal recreation equipment into common areas or open space, the Association has granted no approvals, and all Owners are to know that common area is just that, and not open for adverse possession. Again if you have any questions on your property lines or encroachments please check with a board member for property plats on file
7. Short-term rental of any Dwelling shall not be allowed. Only Leases for periods of six (6) months or greater shall be permitted. Tenants occupying property must be named in the lease.

RULES, REGULATIONS & PENALTIES

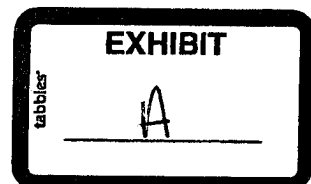
Parking on or personal use of common areas is not permitted without Board Approval. (Approved: Jib Sail Common area & Clubhouse parking (For Amenity Use Only.) NO PARKING ON STREET AFTER 2:00 A.M., VEHICLES WILL BE POSTED WITH NOTICE TO TOW ON FIRST VIOLATION, AND TOWED ON SUBSEQUENT VIOLATIONS. NO parking is permitted at any time on Homeowners Landscaping, Sidewalks or Devil Strips. Owners who want to expand private parking should use pavers etc, with Arch Rev. permission.

COVENANT VIOLATIONS NOT CORRECTED, AFTER PROPER NOTICE IS GIVEN, WILL BE ASSESSED A FINE OF \$150.00.

OUTSTANDING OWNER ACCOUNTS: A \$25.00 PENALTY & ADMINISTRATIVE CHARGE WILL BE ADDED TO QUARTERLY STATEMENTS FOR ALL ACCOUNTS WITH OUTSTANDING BALANCES.

9-17-2017

Yacht Cove POA Hotline 843-785-6838



P.O. Box 4773 Hilton Head Island, SC 29938