

Charleston County ROD

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 www.charlestoncounty.org

Karen Hollings
 Register of Deeds



RECORDER'S RECEIPT

Received From:

NAME: JOSEPH BELTON
 ADRS: 59 RIALTO RD
 ADR2:
 C/S/Z: MT PLEASANT SC 29464

DATE: 02-Nov-23
 INVOICE #: X000585488
 DRAWER: Drawer 2
 CLERK: SLW
 TIME: 02:14:00 PM

Qty	Description	#			Value in 000	Unit Price	Extra Ref Cost	County Fee	State Fee	Item Total
		Total Pgs	# Refs	Pstg						
1	HOA/Misc	17		\$ 1.00	25.00		\$ -	\$ -	\$ 26.00	
							\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	
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							\$ -	\$ -	\$ -	
TOTAL									\$ 26.00	

PAID:

Check #	Amount
Check Total	\$ -
Cash Total	\$ 26.00

Total Paid: \$ 26.00

Balance: \$ -

***Please note:**
 The ROD Office retains any recording fee overages of \$5 or less.

It is our pleasure to serve you!

RECEIVED 11/2, 2023
PER CLERK Jw
ROD OFFICE
CHARLESTON COUNTY, SC
Book 1211 Page 524

**RULES AND REGULATIONS
FOR SALT MARSH AT SEABROOK
HOMEOWNERS' ASSOCIATION, INC.**

THESE Rules and Regulations ("R&R") for Salt Marsh at Seabrook Homeowners' Association, Inc., are recorded as of the 1ST day of November, 2023, by Salt Marsh at Seabrook Homeowners' Association, Inc. (the "HOA") for purposes of supplementing the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Salt Marsh at Seabrook dated the 18th of July 2007 and recorded the 19th of July 2007 in the Office of the ROD for Charleston County in Book Y632 at Page 089, as amended from time-to-time (the "Declaration") and that certain Townhome Supplement to the Declaration dated the 18th of July 2007 and recorded in Book Y632 at Page 137 (the "Supplement"), as amended.

RECITALS

1. The Board and the Owners of the HOA believe it is in the best interest of the HOA to promulgate certain rules and regulations governing the community of the HOA. The Board and the Owners of the HOA have duly called a meeting of the Owners in accordance with the HOA Bylaws. The Owners have voted and approved the terms of these Rules and Regulations in accordance with the Declaration and the Bylaws.

NOW THEREFORE, for and in consideration of the Recitals set forth hereinabove, the Board and the HOA hereby records the following rules and regulations of the HOA:

Salt Marsh at Seabrook HOA, Inc (the "HOA") consists of approximately 55 full-time and part-time residents. All are members of the HOA and living unit owners (the "Owners") in the Saltmarsh at Seabrook property (the "Development"). The HOA is governed by an elected board of directors (the "Board") that follows the rules and regulations, covenants, and by-laws of the HOA.

The HOA rules and regulations are set forth below and effective as of 26 OCT, 2023. They apply to Owners, their family members, contractors, guests, renters / lessees (and their family members and guests) and other residents living in an Owner's unit. The rules and regulations of the Seabrook Island Property Owners Association ("SIPOA") and the Town of Seabrook Island ("TOSI") also apply.

Definitions

- Unit: The part of the Development intended principally for residential use by an Owner, situated within the Unit boundary. The Unit boundary is that line on or beyond the outside surface of the exterior enclosure of a building lying within the same vertical plane as the outside edge of an overhang or perimeter portion of the building roof system (often referred to as the "drip line"). Each Unit also includes the Unit's driveway, stairways,

porches, HVAC equipment, HVAC platforms and propane tanks and their enclosures. The maximum overnight occupancy for each Unit is two individuals per code-compliant bedroom, plus two additional occupants (or four additional occupants for Units containing more than 2,500 square feet of living space).

- Common Area: The Development property after excluding the Owner Units.
- Contractor: A person or entity (together with their employees, if any) that has been engaged to provide materials or labor to perform a service or do a job with respect to any Unit within the Development. Commercial housekeeping professionals and companies are “Contractors” for the purposes of the HOA rules and regulations.
- Covenants: The protective restrictions on the use of the Development and affirmative obligations imposed on Unit Owners, Family Members, Guests, Contractors, Renters / Lessees and other residents living in each Unit as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for the Development.
- Declared Domestic Partner: A person declared by the Owner to have a legal or personal relationship with the Owner and to be living together with such Owner and sharing with the Owner a common domestic life but is not married to the Owner.
- Family Member: An Owner’s (or Renter’s/Lessee’s) spouse, Declared Domestic Partner, children, spouses of children, grandchildren, siblings and their spouses or Declared Domestic Partners, parents and the parents of the spouse or Declared Domestic Partner of an Owner (or Renter / Lessee).
- Guest: A person(s) invited by a Unit Owner (or Renter /Lessee) to whom the Unit Owner (or Renter / Lessee) is extending hospitality during the short-term period that such person(s) is visiting and there is no exchange of any consideration, money, or other kind. Guests do not include Family Members and other persons residing at the Unit.
- Management Company: The firm or individual responsible for the management of the HOA service charges and the delivery of management and maintenance services at the Development.
- Renter / Lessee: A person(s) who rents or leases a Unit from an Owner.
- Rules and Regulations: The rules and regulations from time to time promulgated by the HOA Board governing the use of the Common Area and Units.
- Standards Document: The Standards Document provides standards for modifying or repairing the exterior of Units in the Development. It outlines the HOA approval process that an Owner must follow to request and execute exterior changes and improvements to their Unit. The purpose of the Standards Document is to ensure a basic quality of construction and consistency of Unit external appearance throughout the Development.

Architectural Controls

- Owners are responsible for maintaining, at their own expense, the exterior and interior of their Unit to include (but not limited to) repair or replacement of all or a portion of the roofing and siding and glass windows / window frames, doors / door frames, exterior painting, repair or replacement of porches, porch screens, porch stairways, HVAC equipment and HVAC platforms, removal of debris from or under the Unit, driveway

maintenance and ensuring conformity of their Unit with the Covenants, Standards and these Rules and Regulations.

- Owners must maintain their Unit in compliance with the standards for exterior colors and features as listed in the HOA Standards Document.
- Proposed changes or modifications to the exterior of any Unit that are not in conformance with the Standard Document's colors and features for Units require prior written approval of the HOA Board, or its designee including the Management Company, (and before any external reviews, including by Charleston County, TOSI and SIPOA's Architectural Review Committee).
 - Written plans and specifications showing the nature of all proposed changes to a Unit must be submitted in writing to the HOA Board and using its standardized application form.
 - Owners must wait up to 30 days for processing, review and feedback or approval by the HOA Board. The application form can be obtained from the HOA website.
 - The HOA Board reserves the right to impose fines and require removal of structures that it has not reviewed and approved. The HOA Board may grant a grace period for an Owner to remedy the situation before it imposes fines or requires removal.
- Units must comply with the requirements of all applicable government codes and ordinances relating to interior and exterior changes or improvements.
- Interior and exterior modification requests must be permitted by Charleston County, if required.
- All exterior improvements, replacements or changes must also be approved by the SIPOA Architectural Review Committee.
- All Contractors hired by an Owner to complete repairs, renovations or improvements must be licensed by the State of South Carolina and the TOSI, be permitted by Charleston County, have general liability insurance, be bonded, and be registered with the Management Company. A Seabrook Island contractor pass is required for all vehicles that will be on site.
- Other than during the tear out phase of a project when a dumpster or trash trailer may be used, no debris from Unit renovations / changes may be stored in garbage enclosures and such debris must be removed from the site each day.
- Contractors may only work between the hours of 7 am and 6:30 pm each day except Sunday or holidays (no work on Sunday or holidays)
- Changes or additions to the landscaping or hardscaping outside / surrounding a Unit must be approved by the HOA Board and its designated landscaping committee and the SIPOA Architectural Review Committee.
- Owners may not construct fences of any kind.

Seabrook Island POA and Town of Seabrook Island Rules in below box

- Construction debris and litter must be placed in a dumpster or trash trailer each day. Dumpsters on residential sites are to be used exclusively for disposal of materials generated on the site.

- In lieu of a dumpster, an appropriately designed trailer of not more than 16 ft. in length may remain on a construction site for the purpose of collecting trash and building waste. Such trailer shall have solid sides for trash containment or be covered with a muted-color tarpaulin at all times after close of business. Such trailers must be removed from the Seabrook Island Development (SID) by the end of the workday on Saturday of each week.

Short-term Rental/Tenant Unit Restrictions

- Unit Owners may rent or lease their Unit for a period of no less than three months with a valid lease agreement. An exception to the Unit rental/lease period will be granted to Unit Owners currently renting/leasing their Unit These Unit Owners must have an active and current Short Term Rental Permit and Business License to be granted an exception at the time these Rules and Regulations become effective. Upon transfer of such Unit to another Owner, however, that Unit no longer qualifies for the exception.

Seabrook Island POA and Town of Seabrook Island Rules in below box

- Time share arrangements of Units is prohibited. (TOSI Rule)
- Owners renting or leasing their Unit for any period must unfailingly have a valid and current business license issued by the TOSI to maintain an exception. If there is a lapse in the Short Term Rental Permit or Business License, the exception will expire. (TOSI Rule)
- Subletting is prohibited. Unit Owners must have a written rental/lease agreement for each rental/lease. (SIPOA Rule)
- Maximum number of renters allowed per townhome is two occupants per bedroom plus an additional 2 for homes under 2500 square feet. Homes over 2500 sq ft are allowed 2 per bedroom plus an additional 4. Children under 2 shall not be counted. (TOSI Rule)
- Number of renter vehicles, allow 1 car per bedroom limit, an LSV is considered a vehicle. (SIPOA Rule)
- Renters cannot request or receive additional guest passes. (SIPOA Rule)
- Animals belonging to renters must be on a leash at all times when outside the townhome, and waste must be picked up immediately. (SIPOA Rule)
- Excessive noise or nuisance is prohibited and will be reported to SIPOA Security. (SIPOA Rules)

- Property Owners are responsible for the conduct of their Family Members, Tenants, Guests and Contractors, whether the Property Owner is present at the time violations occur.

- No more than 5% of the total number of townhouses (3) may be on a rental program at the same time.

Health, Safety, Appearance and Security

- Owners must maintain the exterior of their Unit in good condition. Broken windows or doors, missing or loose siding, missing shingles, missing, or rotting wood, or peeling paint is not permitted. There should be no visible mold or mildew on their Unit. Owners

who keep their Unit in an unsightly condition will receive written notice from the HOA Board or the Management Company with a due date by which to make repairs. Should the Owner of a Unit fail to complete repairs within the time allocated, the HOA Board may impose fines for each subsequent month until the repairs are complete.

- Any form of fire or burning is prohibited on Unit and Common Area property, except as follows:
 - Portable gas and charcoal grills, portable outdoor fireplaces and devices (such as chimeneas, fire pits, fire rings, fire bowls, fire tables, gel burners and propane patio heaters) shall be used in accordance with the manufacturer instructions.
 - Portable outdoor fireplaces (defined in the previous paragraph) shall not be operated within 15 feet of a structure or combustible material.
 - Open burning of construction debris, garbage, hazardous waste, man-made trash and natural trash is prohibited.
 - All fires shall be constantly attended until extinguished, and fire prevention equipment, such as a fire extinguisher or a water hose connected to a water supply, shall be easily accessible.
 - The release of sky lanterns, floating lanterns and similar devices is prohibited.
 - Fires and grills of any kind are prohibited on the dock.

- Pool rules must be strictly adhered to, they will be posted at the pool, and should include these 11 swimming pool rules for every Owner, Renter / Lessee, Family Member and Guest to follow:
 1. No running.
 2. No diving.
 3. Children under the age of 14 must be supervised by an adult.
 4. Toddlers must wear swim-proof diapers.
 5. No animals in the pool or pool area.
 6. Exclusive use of the pool area for private parties and meetings is prohibited (except for official HOA social events). Exceptions may be granted ahead of time by the HOA Board.
 7. All users of the pool area must clean up any debris or trash, put down umbrellas, and leave chairs nicely positioned.
 8. Glass containers of any kind are prohibited in the pool area.
 9. The hours of permitted use of the pool and pool area are 7 am to 10 pm.
 10. Portable gas and charcoal grills, and portable outdoor fireplaces and devices, such as chimeneas, fire pits, fire rings, fire bowls, fire tables, gel burners and propane patio heaters, are prohibited in the pool area.
 11. All pool area umbrellas must be lowered prior to leaving the pool area and all personal items removed.

- Exterior Unit railings must remain clear of beach towels and other items (except for plantings that are well maintained in proper order by the Owners and seasonal holiday decorations).

- Cigarettes must be properly disposed of and not thrown on the ground.
- Smoking is prohibited in the pool, surrounding pool area and on the dock.
- Feeding of wildlife is prohibited including birdfeeders.
- Owners may not store or keep personal items in the Common Area. Exceptions may be granted by the HOA Board.
- Littering, disposal of plant and tree debris, and pollution of any kind are prohibited in the Common Area and adjacent marshlands. Owners, Renters / Lessees, Family Members and others residing in the Unit or Guests who are found disobeying this rule may be required to pay a fine imposed by the HOA Board.
- Owners are prohibited from discharging any water into the Common Area ponds or adjacent marshlands. Owners who fail to observe this rule may be subject to fines and expenses imposed by the HOA related to the clean-up of the damage caused.
- Firewood must be stored inside Unit garages only.
- Owners are not permitted to store any items on the side of the exterior element of their Unit.

Seabrook Island POA and Town of Seabrook Island Rules and Regulations included in below.

- **LITTERING** - Littering within the Seabrook Island Development (SID) is prohibited. Violators are subject to an assessment according to the Violation Assessment Schedule (see Appendix A – SIPOA Rules and Regulations) for each violation. Drivers of vehicles are responsible for proper disposal of litter from their vehicles.
- **PROTECTION OF VEGETATION** - The grassy dunes, maritime forests and wetlands of Seabrook Island provide food, cover and nesting for wildlife. New development, alterations to existing development, or changes in land use will place emphasis on the preservation and maintenance of all trees, natural features, distinctive flora, native vegetation and natural areas. Residences and developed uses within the SID must be compatible with, and blend in with, existing natural features and vegetation. Property Owners are directed to the “SIPOA Policies & Procedures for Residential Development” and its Appendices for further guidance.
- **GENERAL** - Beach towels, bathing suits and other clothing are not to be hung on or draped over exterior railings of homes or villas. Playing audio equipment or operating mechanical vehicles or recreational equipment or unmanned aircraft in a manner that disturbs the privacy or quiet enjoyment of occupants of neighboring residences is prohibited. Burning of trash, scrap lumber, debris, etc., is prohibited.
- **PROPERTY MAINTENANCE** - It is each Property Owner’s responsibility to prevent the development of any unclean, unsightly or unkempt conditions of its buildings or grounds, including excessive undergrowth, which shall tend to detract from the beauty or safety of the neighborhood. If a Property Owner allows the development of an unsafe, unclean, unsightly or unkempt condition of its buildings or grounds or both on such Property, the unsatisfactory condition shall be corrected by the Property Owner at his or her expense upon notification by SIPOA. If the Property Owner fails to correct the condition within a

reasonable time following notification by SIPOA, SIPOA shall have the right, but not the obligation, to correct the condition, and the risk and expense of such correction shall be billed to and borne by the Property Owner and shall become an obligation owed to SIPOA; alternatively, SIPOA may seek such remedies as may be available in law or equity to alleviate the improper conditions. All developed Property is to be maintained free from deterioration, damage or rot. Exterior surfaces of homes/villas must be repaired/replaced and repainted as necessary with approved colors to maintain the value of the Property. Badly mildewed and/or faded exterior surfaces must be washed and repainted/re-stained as necessary. Roofs and gutters must be kept clean of debris. In landscaped areas, bed and lawn areas must be maintained. Bedded areas that have been mulched with pine straw, bark, etc., must be kept weed-free and clear of debris and new mulch applied periodically to maintain a neat and clean appearance. Property Owners are directed to the "SIPOA Policies & Procedures for Residential Development" which sets forth specific rules for the care and maintenance of residential properties within the SID and which are incorporated herein by reference.

- SIGNAGE - Advertising signs showing availability of sales, services, etc., may not be displayed within the SID. This includes signs at sites where construction or remodeling is in progress. This prohibition does not include those signs specifically approved by the SIPOA Architectural Review Committee. Commercial signs such as "For Rent" or "For Sale" and in-ground business identification signs including those provided by security or pet fencing vendors are not permitted within the SID.
- ANIMALS - The feeding of undomesticated animals is prohibited. Violations are subject to assessments by SIPOA (see Appendix A – SIPOA Rules and Regulations). No person other than a Property Owner, full-time resident, guest of resident or a renter, may bring a pet or other animal into the SID. Only domestic household animals/pets are permitted to be kept within the SID. Such domestic household animals/pets must not constitute a nuisance or cause unsanitary conditions or an undesirable situation for residents or Guests in the SID. No livestock or poultry shall be raised, bred or maintained.
- FIREARMS - No person other than a Property Owner or full-time resident may bring any firearm into the SID. The discharging of a firearm, pellet gun, air gun, sling shot, bow and arrow, or any other weapon, for recreational, target or any other purpose, is prohibited within the SID, except as authorized in advance, in writing, by SIPOA.
- HUNTING - No hunting of any kind is allowed within the SID except for officially authorized wildlife management undertaken by SIPOA.
- FIREWORKS - Fireworks are prohibited within the SID, except for properly supervised and protected displays authorized in advance, in writing by SIPOA.

Trash and Recycling Rules

- Garbage must be bagged and stored in containers inside Unit garages or adjacent covered areas that are part of the Unit.
 - Garbage cannot be left elsewhere outside any Unit or in the Common Area.

- Unit garbage / recycling containers must be stored as soon as possible after weekly pickup is completed.

Seabrook Island POA and Town of Seabrook Island Rules and Regulations included in below.

Garbage & Recyclables -

- Garbage, household trash and recycling from single-family homes should be placed curbside no earlier than noon on the day prior to the scheduled pick-up day and no later than 7:00 a.m. on the scheduled pickup day. Garbage and trash shall be placed in covered containers provided by SIPOA. Garbage, trash and recycling containers must be removed from the curb and stored where not visible within the SID by the end of the day of pick up.
- Garbage and trash containers for single family and multifamily dwelling units, must be made wildlife-proof.
- Property Owners/Tenants must clean up any of their garbage or trash that has been scattered by wildlife or the elements.
- Bulk items or hazardous materials (e.g., paint, cans, solvents) are not considered to be household garbage and will not be picked up by the waste collection contractor.
- Yard debris is to be placed curbside between dawn Saturday and no later than 7:00 a.m. on the scheduled day for collection. Yard debris must not be placed on or near storm water catch basins or drainage boxes, or within 15' of a fire hydrant.
- Yard debris may not exceed four feet in length or four inches in diameter. Yard debris exceeding the specifications will not be picked up. Limbs and palm fronds must be neatly stacked at curbside. All loose debris such as leaves and twigs are to be put into sturdy paper bags or placed in open-topped containers. Plastic garbage bags shall not be used for this purpose.
- Bulk items and hazardous materials: (a) Bulk items are items such as appliances (e.g., washers, dryers, ovens, grills), electronics (e.g., TVs, computers) and household furnishings and bedding (e.g., couches, tables, chairs, mattresses), bicycles and the like. (b) Hazardous materials are items that pose a hazard to the environment (e.g., batteries, fuels, paints, insecticides, motor oils, and tires). (c) Bulk item pickup is provided by SIPOA on a regular basis. The dates and locations of the pickup are announced in advance. Bulk items may be left curbside no earlier than noon on the day prior to pickup and no later than 7:00 a.m. on the day of pickup.

Pet Limits

- Pets consist of common household animals such as dogs, cats, fish, and birds, etc.
- Owners and Renters / Lessees are always accountable for their pet's actions, as well as the pets of Family Members and Guests.
- Owners will indemnify the HOA and other Owners for any loss or damage caused by their Family Member, Renter / Lessee or Guest's pets.

- Owners and Renters / Lessees can have a reasonable number of pets per Unit (no more than four, excluding fish, unless approved by the HOA Board).
- Owners and Renters / Lessees must pick up after their pets and properly dispose of their waste.
- Disturbances caused by the Owner, Renter / Lessee, Family Member or Guest's pets (such as barking) must be addressed immediately by such Owner, Renter / Lessee, Family Member or Guest. Persistent pet disturbances and problems should be reported to the HOA Board which has the authority to impose a fine after one warning.
- Owners, Renters / Lessees, Family Members and Guests are required to keep their pets on a leash while walking with them in the Common Area.
- A pet gate on a Unit porch may only be constructed upon approval of the HOA Board.
- Pets are not permitted in the pool and surrounding pool area.

Noise Complaints

- Noise volume outside and within Units cannot disturb other residents.
 - The volume of all noise should be kept at a reasonable level so as not to disturb other residents. Noise violations should be reported to SIPOA Security at 843-768-6641.
 - Home theatre, TV and audio systems are permitted if their noise and vibration levels do not disturb residents and Guests in other Units.
 - Quiet Hours: Development quiet hours are 11:00 PM to 7:00 AM and will be strictly enforced.

Vehicle Access & Parking

Seabrook Island POA and Town of Seabrook Island Rules in below box.

- Overnight parking of recreational vehicles, campers, boats, trailers, trucks in excess of $\frac{3}{4}$ ton capacity, or other such vehicle is prohibited on SIPOA roads or on a Property Owner's property unless the vehicle is stored within an enclosed garage. (SIPOA Rule)
- Commercial vehicles cannot be parked in Common Area spaces overnight. (SIPOA rules)
- Unit Owner vehicles, such as automobiles, pickup trucks, motorized bicycles (exception is e bike class 1), low speed vehicle (LSV) or any other transportation devices, must be parked and stored on Unit owner property only. (SIPOA rules)
- All vehicles, including LSVs, must display SIPOA owner issued barcode or guest permit on dashboard. (SIPOA rules)
- Parking on soft surfaces (grass/mulch) is not permitted.

- During the months of May through August and five days before and after all nationally recognized holidays, unit owners, renters, lessees, and others residing in a Unit may only use Common Area parking for up to 5 hours during any one day. Exception to this requirement should be rare and only allowed due to Unit owners, renters, lessees, and others residing in a Unit not being able to use their own driveway and garage and cannot exceed a 24 hour period.

- During the months of May through August and five days before and after all nationally recognized holidays, Common Area designated parking areas are for Unit owner guest parking only. At all times no guest vehicle may be kept in a spot for more than three days without being moved. If owner parks in guest parking so that guest can park in driveway, then the 3-day rule will apply to homeowner. No rotating is permitted.
- During the day, on-street parking is permitted in front of the Unit owner's immediate property if there is no room to park on the driveway or garage. When parking on the street is necessary, emergency vehicles, SIPOA vehicles, mail delivery, trash collection, maintenance vehicles or neighbors' Unit access cannot be interfered with.
- No on-street parking is allowed from 11 pm to 6 am the following day.
- Violation of parking rules may result in fines imposed by the HOA Board after one warning and vehicles may be towed at the vehicle owner's expense upon HOA Board or SIPOA Security action.

Lawn and Holiday Decoration and Other Restrictions

- Yard ornamentation and front/back porches must meet SIPOA guidelines which state that it is compatible with, and blend in with, existing natural features and vegetation. Artificial flowers/plants are not permitted.
- All permanent yard art must be approved by the HOA Board and designated Landscaping Committee before its use.
- Exterior seasonal holiday decorations may be displayed 30 days prior to the Holiday and are to be removed no later than 14 days after the Holiday.
- Flags may be flown from the Unit following SIPOA guidelines. Installation of permanent flag poles is not permitted.
- Basketball hoops of any kind are not allowed.
- Commercial signage and inground signage of any type is not permitted.

Seabrook Island POA and Town of Seabrook Island Rules and Regulations included in below.

- **Yard Ornamentation:** One of Seabrook Island's greatest assets is its natural beauty. To preserve this asset, yard art shall be compatible with, and blend in with, existing natural features and vegetation. Therefore, the art should be soft in coloration, integrate with the overall landscape design, and complement the surrounding environment. Artificial turf and flowers/plants are not permitted. Yard art does not require SIPOA Architectural Review Committee approval. However, SIPOA Architectural Review Committee may require removal if it receives a significant number of Property Owner complaints. Property Owners who display yard art/ornamentation that does not meet the guidelines listed above or that is deemed lewd or offensive by the SIPOA Architectural Review Committee will be required to remove it.

- **Holiday Decorations:** Exterior Holiday decorations may be displayed thirty (30) days prior to the Holiday and are to be removed no later than fourteen (14) days after the Holiday.
- **Flags:** Types of Flags: Official Flags - current official flags such as the national, state or US Armed Forces flags. Theme Flags - such as holiday or cocktail flags. The maximum size of flags mounted on a residential building or flagpole is four feet by six feet (4'-0" x 6'-0"). A maximum of two flags is allowed per residence. Flags may be flown at any time. Flags shall be in good condition. Flags on a residential building shall be flown from staffs that are bracket mounted to the building and no longer than six feet (6'). Flags shall not be flown from windows, trees, bushes, or poles.
- **Signs:** Commercial signs such as "For Rent" or "For Sale" and in-ground business identification signs including those provided by security or pet fencing vendors are not allowed on Seabrook Island.
- All displays, signs and flags that are political in nature are prohibited, except such signs provided by election officials.

Home Office Restrictions

- Units are primarily for residential use. However, a Unit may be used as a combined residence and business office by an Owner or Renter / Lessee in accordance with SIPOA and TOSI guidelines.

Seabrook Island POA and Town of Seabrook Island Rules and Regulations included in below.

- **USE OF PROPERTY FOR BUSINESS PURPOSES** Business use of properties must not cause a nuisance or an increase in traffic (vehicles and/or individuals) to or from the residence where such activities are being conducted. Adequate off-street parking must be available at the residence. Business-related vehicles may not be parked on the street or right-of-way. The business or activity must not diminish the residential, private character of the island, and there must be no visible evidence that a business is being operated from the property. The business must not require any external modifications that are not in keeping with the overall residential character of the community. If an identifiable business vehicle is involved, it must be parked in a garage or carport. No business-related materials may be stored where visible in the SID. The business must not use equipment or processes that create noise, vibration, glare, fumes, odors, or electronic interference detectable at or beyond the property lines. No materials may be used/stored, or activities conducted that would require any state or federal permitting or licensing (e.g., storage of hazardous materials, chemicals, or operation of a pest control business, etc.). Yard/estate sales are not permitted in the SID. Property Owners who conduct business activities within their residences are advised to consult with the Town of Seabrook Island regarding any business licensing requirements that may apply. Business use of Property is limited to. Home office operations are characterized as operations where substantially all the

business is conducted by telephone, facsimile, computer or other electronic means, and no public solicitations or delivery of goods or services (other than by mail or courier services) is required.

Property Insurance Requirements

- Owners are responsible for obtaining insurance coverage on their Unit, including any improvements, at their own expense. The insurance coverage should be equal to or greater than the current insurable replacement value of the Unit property.
- Owners are required to maintain comprehensive insurance coverage, including homeowner and hazard insurance policies, including but not limited to wind and hail coverage and FEMA flood insurance to ensure comprehensive protection for the Unit.
- Owners are required to provide a copy of their insurance policy to the Management Company upon request on behalf of the HOA Board.
- In the event of damage to a Unit's property, the Owner is responsible for promptly repairing or reconstructing the damaged property at their own cost. The repairs must restore the Unit property as closely as possible to its pre-damage condition and follow building plans and specifications approved by both the HOA Board and SIPOA Architectural Review Committee.

Transfer of Unit Ownership

- Owners who sell their Unit must provide written notice of the sale to the HOA Board within 21 days prior to the sale closing.
- Owners selling their Unit must notify the buyer about the presence of the HOA and these Rules and Regulations.

Lights

- All exterior lighting must comply with the current lighting requirements in SIPOA's - Architectural Review Committee Guidelines
- Lights embedded in porch stairs are not allowed unless HOA approved.
- No ground or tree lighting are allowed in the Common Area (except during holidays like Christmas)

Seabrook Island POA and Town of Seabrook Island Rules and Regulations included in below.

- All exterior lighting for new construction and the redesign/replacement of lighting for existing homes, including all fixtures, shall be approved by the SIPOA ARC. An objective of the SIPOA ARC is to avoid improper or excessive exterior lighting which results in light pollution (impact glare, urban sky glow) and light trespass (light intrusion on neighboring Properties). The SIPOA ARC requires using the minimum

amount of lighting necessary for safety.

- Exterior lighting shall be designed so that the source of the light is not visible beyond the property lines. The goal is to see the effect of the light in a space or area but not the source of the light.
- Sensitive environments such as beachfront and marsh areas are subject to additional limitations requiring shielded lighting.
- Floodlights are not permitted.
- Decorative fixtures shall be used as secondary accent/decorative lighting and not as a primary light source for decks, porches, stairs, walkways, and driveway areas. Dimmers, lighting controls, or timers are strongly recommended for all outdoor lighting. The SIPOA ARC strongly recommends all exterior lighting be turned off by midnight.
- "Wall washing" (lighting of exterior vertical surfaces of the structure) with exterior lighting is not permitted. However, at points of egress, lighting installed under soffits may be approved at the discretion of the SIPOA ARC.
- Light fixtures on exterior porch ceiling fans are not permitted. Deck and stair lighting shall be accomplished via low-voltage post-mounted down lights, under-rail lights, down lighting from trees, flush-mounted under tread lighting fixtures, or other techniques where the source of the light is not visible. In-riser stairway lighting is not permitted.
- Appropriate but limited low-wattage/low-voltage, shielded indirect landscape lighting will be allowed at the discretion of the SIPOA ARC.

Personal Interactions & Privacy

Seabrook Island POA and Town of Seabrook Island Rules and Regulations included in below.

- Personal interactions among people within the SID must be conducted with proper decorum. If conduct deteriorates to the point of being belligerent, hostile, harassing, threatening, or combative in nature, such conduct shall constitute a violation of these SIPOA and TOSI Rules & Regulations.
- Trespassing activities that cause property damage or personal injury, theft, or vandalism, and activities which constitute a nuisance or disturbance are prohibited in all areas of the SID, including construction sites.
- To maintain a reasonable respect for Unit Owner privacy, security cameras shall not be pointed at another Owner's Unit without that Owner's permission .

Use of Amenities

- Use of the pool, surrounding pool area or dock is restricted to Owners, Renters / Lessees, Family Members and Guests (but only with the Owner (or Renter / Lessee) or a Family Member present)

- Renters / Lessees who enter into a rental or lease agreement with an Owner, shall have the same right to use of the pool, dock and Common Area as an Owner during the period of their tenancy.
- Owners, Renters/ Lessees and Family Members can have no more than eight (8) people, including Guests at the pool or on the dock at one time.
- When an Owner intends to host more than eight (8) Guests at the pool or dock, they must advise the HOA Board in advance to ensure that no conflicts arise.
- Recreational items such as bikes, fishing equipment, crab traps, beach gear, kayaks, canoes and any related equipment may not be stored outside of Owner Units or in the Common Area, including the pool and dock. Such items may be stored in designated places in the Common Area if provided by the HOA (including bike racks, kayak racks, etc.).
- Owners' canoes, kayaks and other watercraft may be moored at the dock for a maximum of 24 hours consecutively.
- Glass containers of any kind are prohibited on the dock.
- Perishable items must be carried away from the pool area and dock or left in their trash receptacles.
- Swimming and diving from the dock are not permitted.

Seabrook Island POA and Town of Seabrook Island Rules and Regulations included in below.

- Property Owners, Tenants and their Guests may use boats, rafts and other watercraft on SIPOA lakes, creeks or rivers. The use of such facilities by Property Owners, Tenants and their Guests shall be at their own risk. Such bodies of water may contain alligators and other wildlife.

Enforcement


- All violations of the Rules and Regulations in these Rules and Regulations are subject to the Violation Assessment Schedule attached to the SIPOA Rules and Regulations in Appendix A thereto.
- Notice of violation of these Rules and Regulations will be provided by the HOA Board or its' designee, including the Management Company, and could result in the loss of use of Common Area, the imposition of fines, or both.
- Owners are responsible for the conduct of their Family Members, Guests, Renters / Lessees,, other persons residing in their Unit and Contractors.
- If any violation of these Rules and Regulations by an Owner, Family Member, Guest, Renter / Lessee, other person residing in their Unit and Contractor results in an assessment, the Owner will ultimately be responsible for the payment of the assessment within the time period stipulated below. Failure to pay the assessment may result in a lien being placed against the Owner's Unit and/or other legal action.
- All first violations of these Rules and Regulations will result in a warning notice.

- All subsequent violations of these Rules and Regulations within a 12-month rolling period will trigger escalating assessments in accordance with the assessment schedule below, each subsequent violation, stepping up one level.
- The HOA Board will use the following assessment schedule to calculate warning notices and monetary assessments, which will be cumulatively applied, for initial and repeated violations of these Rules and Regulations.
 - A. Warning
 - B. \$50.00
 - C. \$100.00
 - D. \$250.00
 - E. \$500.00
 - F. \$1,000.00
 - G. HOA Board to consider on a case-by-case basis additional monetary enforcement.
- The above violation assessments must be paid within 30 days of the notification in writing via email and/or United States Postal Service and will be subject to late fees according to the HOA late payment and lien policy.
- Violation assessments left unpaid for periods exceeding 60 days or more may result in a lien on the delinquent Owner's Unit.
- If remediation that relates to maintenance or repair of Owner and Common Area property is required beyond the delinquent Owners' actions, the HOA Board will correct the deficiencies and bill such Owner for the total cost. Failure to pay HOA assessments for violations of these Rules and Regulations or for corrective action may result in a security lien on the delinquent Owner's Unit.
- Violations of TOSI, SIPOA, SIPOA Architectural Review Board, Charleston County, State of South Carolina, or federal laws, regulations or ordinances will be reported by the HOA Board or the Management Company, to the appropriate authorities.


IN WITNESS WHEREOF, the HOA, by and through its duly elected Board representative, has caused these Rules and Regulations to be duly executed and sealed as of the date first set forth above.

Witnesses:

Salt Marsh at Seabrook Homeowner's Association



 Witness #1



 By: Lynn Baker
 Its: HOA Board Chairman and President



 Witness #2

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

The foregoing instrument was acknowledged before me this 2 day of Nov, 2023, by Salt Marsh at Seabrook Homeowner's Association Inc., By Lynn Baker, Its Board Chairman and President.

Notary Public for South Carolina

My Commission Expires: 3.16.33

