



G. Trenholm Walker
Thomas P. Gressette, Jr.
Ian W. Freeman
John P. Linton, Jr.
Charles P. Summerall, IV

October 26, 2018

Erica Bogdanowitz
Ravenel Associates
960 Morrison Drive, Suite 100
Charleston, SC 29403

RE: Windswept Villas III HPR, Inc.
WGFL File No. 6835.003

Dear Erica,

Enclosed please find the original recorded Certification and Notice of Rules and Regulations of Windswept Villas III Horizontal Property Regime.

Sincerely,

WALKER GRESSETTE FREEMAN & LINTON, LLC

A handwritten signature in black ink, appearing to read "Nancy Jane Dennis".

Nancy Jane Dennis
Paralegal

c: John Kinney (email only)



BP0751511

PGS:

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STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

**CERTIFICATION AND NOTICE
 OF RULES AND REGULATIONS
 OF WINDSWEPT VILLAS III
 HORIZONTAL PROPERTY REGIME**

WHEREAS, the Kiawah Island Company Limited, a corporation organized under the laws of the Territory of the British Virgin Islands, on or about June 17, 1987, executed a certain MASTER DEED OF WINDSWEPT VILLAS III HORIZONTAL PROPERTY REGIME (hereinafter referred to as the "Master Deed"), and recorded the same in Book E-166, at Page 116, in the RMC Office for Charleston County, South Carolina; and,

WHEREAS, the Bylaws of Windswept Villas III Horizontal Property Regime are attached to the Master Deed as Exhibit "E"; and,

WHEREAS, Article XII, Section 10.02, of the Bylaws provides that "[t]he Board of Directors may adopt and amend from time to time such reasonable regulations (Regulations) governing the operation and use of the Property as they may deem necessary or desirable..."; and,

WHEREAS, the Board of Directors has adopted Regulations as authorized under the Master Deed and Bylaws; and,

WHEREAS, The South Carolina Homeowners Association Act (the "Act") provides, in part, that "[i]n order to remain enforceable, a homeowners association's rules, regulations, and amendments to rules and regulations must be recorded in the clerk of court's, Register of Mesne Conveyance (RMC), or register of deeds office in the county in which the property is located..." as stated in S.C. Code Ann. § 27-30-130(B)(2).

NOW, THEREFORE, BE IT KNOWN TO ALL MEN BY THESE PRESENTS that the Board of Directors of Windswept Villas III Horizontal Property Regime has duly adopted the following two Regulations, copies of which are attached hereto as Exhibits 1 and 2:

1. Regulations for Owners and Owners' Contractors Conducting Work in the Villas; and,
2. Contractor Elevator Use Regulations.

In accordance with the Act, the Regulations are accessible to the members of Windswept Villas III Horizontal Property Regime upon the request of the member, and, at the option of Windswept Villas III Horizontal Property Regime, via electronic mail or through methods provided by its Bylaws that ensure actual notice, unless they are: (i) posted in a conspicuous place in a common area in the community; or (ii) available on an internet website maintained by Windswept Villas III Horizontal Property Regime, where they may be downloaded by the member.



The Board of Directors reserves the right to adopt new Regulations and to amend existing Regulations in accordance with the governing documents of Windswept Villas III Horizontal Property Regime and the Act.

IN WITNESS WHEREOF, the Windswept Villas III Horizontal Property Regime, Inc., (a South Carolina non-profit corporation) has caused these presents to be executed by its duly authorized Managing Agent this 17th day of September, 2018.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE:

WITNESSES:

WINDSWEPT VILLAS III HORIZONTAL
PROPERTY REGIME, INC. (SEAL)

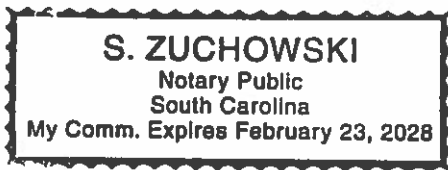

Erica Bogdanowitz *Managing agent*

STATE OF ILLINOIS)
)
COOK COUNTY)

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT was acknowledged before me by WINDSWEPT VILLAS III HORIZONTAL PROPERTY REGIME, INC., (a South Carolina non-profit corporation) by Erica Bogdanowitz, its Managing Agent, this 17th day of September, 2018.

S. Zuchowski (Seal)
Notary Public for South Carolina
My Commission Expires: February 23, 2028



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Filed By:

WALKER GRESSETE FREEMAN & LINTON
PO BOX 22167

CHARLESTON SC 29413

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Date: October 4, 2018

Time: 3:08:51 PM

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Elaine H. Bozman, Register
Charleston County, SC

MAKER:

WINDSWEPT VILLAS III ETC

RECIPIENT:

N/A

Original Book:

E166

Original Page:

116

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of Pages: 4

of References:

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

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