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Oak Bluff Homeowners Association, Inc.

Board Resolution

Rules and Regulations for Leasing/Rental

WHEREAS, the Board of Directors ("Board") of Oak Bluff Homeowners Association, Inc. ("Association") is responsible for management, operation and control of Oak Bluff and the Association, and is also responsible for exercising for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Declaration of Covenants, Conditions and Restrictions for Oak Bluff ("Declaration") and the By-Laws of Oak Bluff Homeowners Association, Inc. ("Bylaws") recorded March 8, 2002 in Book L399, at Page 285; re-recorded on April 16, 2002, in Book K403 at Page 426; and Amendment to Bylaws recorded January 25, 2018 in Book 0694, Page 567 in the Charleston County Register of Deeds (collectively hereinafter, the Declaration and Bylaws may be referred to as "Governing Documents").

WHEREAS, Article IV, Section 5, of the Bylaws provides that "The directors shall have the right to take any action in the absence of a meeting, which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors."

WHEREAS, Article VI, Section 3, of the Bylaws states, "A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board"

WHEREAS, Section Fourteen of Article IX provides that the Board may make and promulgate rules and regulations concerning the use of the Lots for the safety, health, happiness and enjoyment of the Owners, and in furtherance of a plan to provide for the congenial occupation of the Lots, to promote and protect the cooperative aspects of ownership, the value of the Lots and/or facilitate the administration of the community as a first class, safe, healthy, happy, quiet and restful residential community.

WHEREAS, the Board has determined it is in the best interest of the Association and community to adopt the leasing and rental rules and regulations attached hereto as Exhibit A and incorporated herein by reference.

WHEREAS, a duly held and authorized meeting of the Board was held June 10, 2020, and the within Resolution and the Rules and Regulations for Leasing/Rental, attached hereto as Exhibit A and incorporated herein by reference, were put to a vote of the Board. The required quorum was present and the within Resolution and the Rules and Regulations for Leasing/Rental, attached hereto as Exhibit A and incorporated herein by reference, were approved by the requisite members of the Board.

NOW THEREFORE, BE IT RESOLVED, in order to protect and assure an attractive, high quality community, and to best maintain and preserve the community, the Board hereby adopts the attached Rules and Regulations for Leasing/Rental, as follows:

1. The foregoing whereas paragraphs and recitals are and shall be deemed material and operative provisions of this Resolution, and not mere recitals, and are fully incorporated herein by this reference.

2. All capitalized terms used herein shall have the same meaning ascribed to them in the Governing Documents, unless the context shall clearly suggest or imply otherwise.

3. The Board hereby adopts the Rules and Regulations for Leasing/Rental, attached hereto as Exhibit A and incorporated herein by reference.

4. This Resolution and the Rules and Regulations for Leasing/Rental, attached hereto as Exhibit A and incorporated herein by reference, were adopted by the Board on June 10, 2020, and shall be effective upon recording.

5. Distribution. The Association and/or the Association's property manager is authorized and directed to circulate a copy of this Resolution and the Rules and Regulations for Leasing/Rental, attached hereto as Exhibit A and incorporated herein by reference, upon recording. Members/Owners are responsible for distributing the same to all occupants and residents.

Each Board Member/Director voting in favor of this Resolution and the Rules and Regulations for Leasing/Rental, attached hereto as Exhibit A and incorporated herein by reference, has signed his/her name below, and by signing below, s/he acknowledges that this Resolution and the and the Rules and Regulations for Leasing/Rental, attached hereto as Exhibit A and incorporated herein by reference, attached shall be effective once recorded and delivered to Owners prior to the time they become effective.

OAK BLUFF HOMEOWNERS ASSOCIATION, INC.:

<u>[Signature]</u> Board Member/Director	<u>6-18-20</u> Date	_____	_____
_____	_____	Board Member/Director	Date
<u>[Signature]</u> Board Member/Director	<u>6/18/20</u> Date	_____	_____
_____	_____	Board Member/Director	Date
<u>[Signature]</u> Board Member/Director	<u>6/18/20</u> Date	_____	_____
_____	_____	Board Member/Director	Date

Lafonja 6/18/20 exp 2/17/26

EXHIBIT A

Oak Bluff Homeowners Association, Inc.

Rules and Regulations for Leasing/Rental

The Board of Directors ("Board") of Oak Bluff Place Homeowners Association, Inc. ("Association") provides the following rules and regulations for the leasing or renting of a Lot pursuant to the Declaration of Covenants, Conditions and Restrictions for Oak Bluff ("Declaration") and the By-Laws of Oak Bluff Homeowners Association, Inc. ("Bylaws"). The Articles of Incorporation, Declaration, Bylaws and any promulgated polices, rules, regulations, guidelines and the like hereinafter collectively, the "Governing Documents".

1. All capitalized terms used herein shall have the same meaning ascribed to them in the Governing Documents, unless defined herein or the context shall clearly suggest or imply otherwise.

2. No Lease shall be for an initial period of less than six (6) months without the prior, written approval of the Board.

3. Any rental of a Lot for a period of less than thirty (30) days shall be deemed a short-term rental, vacation rental, accommodation use, transient lodging and/or like use (collectively hereinafter, "Short-term Rental"), and shall constitute a business activity and is prohibited at all times under the Governing Documents. Any advertisement, marketing or listing of a Lot for a rental period of less than thirty (30) days, and/or any authorization to any agent to accept rentals for any period less thirty (30) days, shall be presumptive evidence of a violation of the prohibition against Short-term Rentals and a business activity. In the event of a violation of the prohibition against Short-term Rentals, including without limitation any advertisement, marketing or listing therefor, the Board may impose fines as determined by it in its sole discretion and from time to time. The foregoing shall not affect use, without charge or remuneration, of a Lot by the family or friends of an Owner for periods of less than thirty (30) days, nor shall the occupancy of a Lot by a roommate of an Owner then occupying a Lot constitute leasing or renting.

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NOTE: This page **MUST** remain with the original document

Filed By:

SIMONS & DEAN ATTY AT LAW
 147 WAPPOO CREEK DR
 STE 604
 CHARLESTON SC 29412

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