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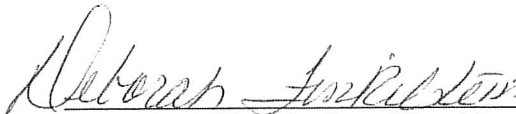
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STANDARDS FOR EXTERIOR APPEARANCE OF

Fairway One at Ocean Winds for Exterior Appearance

The undersigned, Deborah Finklestein, Board President for Fairway One at Ocean Winds ("Association"), does hereby certify that the attached document constitutes the current Standards for Exterior for Appearance of the Association and are being recorded in the Register of Deeds Office for Charleston County, South Carolina, in accordance with the requirements of Section 27-30-130, Code of Laws South Carolina, 1976, as amended.

WITNESS my hand and seal this 9 day of January, 2019.

 (Seal)

Deborah Finklestein, Board President
Fairway One at Ocean Winds

FAIRWAY ONE AT OCEAN WINDS PROPERTY OWNERS ASSOCIATION STANDARDS FOR EXTERIOR APPEARANCE

December 2015

No exterior changes may be made to any Fairway One unit without written authorization from the Fairway One Board of Directors and the SIPOA when applicable. These exterior changes include, but are not limited to, all exterior painting of property, including driveways, modifications to building structures or enclosures of exterior porches/decks. Violations of these Standards will subject the Owner to being assessed in accordance with the attached Schedule of Assessments.

Hurricane Protection:

The Fairway One at Ocean Winds Property Owners Association Board of Directors has approved the following as Standards for hurricane protection:

- Charleston Green Colonial Shutters**
- Aluminum or Clear Lexan Storm Panels**
- Muehler Sturgis Impact Vinyl-clad Windows

**See attached product information.

Sun Protection:

The Fairway One at Ocean Winds Property Owners Association Board of Directors has approved the following as Standards for sun protection: No window tinting, either interior or exterior, that may change the exterior appearance of a unit is allowed without written authorization from the Fairway One Board of Directors and the SIPOA when applicable.

Exterior Deck & Stair Protection:

The Fairway One at Ocean Winds Property Owners Association Board of Directors has approved the following as Standards for deck protection. Deck protection has been added to the regime-wide maintenance with reserve funding on a cycle determined by the Board of Directors.

- Flood CWF-UV Wood Finish for Exterior Wood**
- Spa n' Deck – COLOR: Chestnut**

**See attached product information.

Exterior Materials and Color Schemes:

The Fairway One at Ocean Winds Property Owners Association Board of Directors has approved the following as Standards for exterior materials and color schemes:

- Stucco – Dockside Gray, Cabot Stain
- Hardy Plank – Cape Cod Gray, Cabot Stain
- Trim – Sherwin Williams Oyster White
- Roof Gable Shingles – GAF Timberline, Weathered Wood*
- Roof Shingles – Elk Prestique, COLOR – TBD*
- Garage Doors – Clopay Model 4051, Windowless, "Flush" style, Windcode 5 (130 MPH) compliant, size 10 x7 **

Last Update Date: December, 2015

Deborah Antikles
President
Fairway One at Ocean Winds
Jan. 9, 2019

FAIRWAY ONE AT OCEAN WINDS PROPERTY OWNERS ASSOCIATION STANDARDS FOR EXTERIOR APPEARANCE

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- Storm Doors – Larson Performance, Signature Series Charleston Storm Door, (Model #349-52) COLOR White with Brushed nickel hardware and interchangeable glass and screen inserts. **
- Window Replacement – Any window replacement must be approved by Fairway One Property Owners Association Board of Directors and SIPOA ARC and must be of the same manufacturer (Anderson/Muehler, etc.).

*The Fairway One at Ocean Winds Property Owners Association Board of Directors has added roof replacement to the regime-wide reserve study providing for a twenty-year replacement cycle.

**See Attached Product Information

Satellite Dishes:

The Fairway One at Ocean Winds Property Owners Association Board of Directors has adopted the policy of the SIPOA in regards to satellite dishes. The SIPOA policy currently states: ***“Satellite dishes in multi-family developments must comply with the requirements for satellite dishes on single-family residences and may not be installed on common property. Satellite dish placement requires ARC approval. If possible, the satellite dish should not be visible from the street. The preferred location for dish installation is on a rear or side roof of the home, provided the location does not preclude reception of acceptable quality. The dish should be grey or black in color as per manufacturer”.*** Ground placement is prohibited as it is located on common property.

General Standards:

The Fairway One at Ocean Winds Property Owners Association Board of Directors has approved the following as General Standards for the exterior appearance of all Fairway One units. Violations of these Standards will subject the Owner to being assessed in accordance with the attached Schedule of Assessments.

- **Beach Gear** – All beach chairs, toys and beach towels must be stored out of sight. **Towels or other items must not be hung on any deck railing.**
- **Bird & Animal Feeders** – No animal feeders of any type, other than bird feeders, are allowed on common property. One (1) bird feeder or birdfeeder pole (shepherd’s crook) may be installed on common property within 20 feet of the owner’s rear deck stairs. Up to two (2) bird feeders will be allowed on the rear decks of each unit. **The owner must keep the respective areas under and around the bird feeder(s) clean.**

FAIRWAY ONE AT OCEAN WINDS PROPERTY OWNERS ASSOCIATION STANDARDS FOR EXTERIOR APPEARANCE

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- **Gutters** – Gutters, leaf or rain guards may not be installed without prior written permission from the Regime. (Alcoa gutters and downspouts)
- **House Numbers** – All units must have the same house numbers installed and maintained by the regime. (Carried at Lowe's- Hillman- 4" Aluminum Black- product# 841616)
- **Lighting** – Exterior lighting must comply with the regime standards. Fixtures that are replaced must be same fixture.
- **Mailboxes** – All units must have the same mail boxes, numbered with the same style / font installed and maintained by the Regime.
- **Outdoor Trash Containers** – Trash must be placed in SIPOA approved / provided containers only.
- **Propane Tanks** – One (1) Propane Tank is allowed, but must have prior board approval. As a general standard, the following will apply to a propane tank installation:
 - Tanks installed shall to be no greater than 120 gallon.
 - Tanks must be installed below ground.
 - Owners must submit a plan for approval by the board. The owner must include in the plan proof of liability and physical damage insurance coverage from any issues arising concerning the tank.
 - Strict adherence to guidelines and approvals that are in place from S.I. P.O.A., the County and the State is required.
 - Owners are responsible for issues that may arise due to installation and maintenance now and in the future for the tank. Should the owner no longer use propane, the tank must be removed and the landscape remain un-impacted from decommission of the propane tank.
 - An annual inspection of the tank, performed by the propane company, will be required unless the tank is filled on a regular basis and inspection is performed in conjunction with the refill. The inspection report will be made available to the property manager by either the propane company or the owner.
- **Statues** – Statues cannot be placed on common property.

**FAIRWAY ONE AT OCEAN WINDS PROPERTY OWNERS ASSOCIATION
STANDARDS FOR EXTERIOR APPEARANCE**

December 2015

Schedule of Assessments for Violations of Standards For Exterior Appearance

For exterior changes made without written authorization from the Fairway One Board and SIPOA:
\$2,000 per change plus restoration

For violation of specific Standards:

First Violation = warning letter with 14 calendar days to correct violation

Second Violation = \$50.00 fine assessed

Third Violation = \$100.00 fine assessed

Each Subsequent Violation = \$250.00 fine assessed

After a Warning Letter has been issued, if the violation remains uncorrected, a Notice of Violation may be issued every two weeks thereafter. Fines assessed hereunder shall be added to an Owner's account as if they were regular assessments. Fines assessed hereunder are cumulative, and interest will accrue on unpaid fines in the same manner as unpaid regular assessments.

For any period of time during which an Owner has an uncorrected violation, that Owner's right to participate on boards and committees for Fairway One shall be suspended. The right to participate shall be restored upon correction of the violation and payment of all outstanding assessments hereunder.

Each Owner is responsible for violations by their family members, tenants, guests, contractors, and any other person using the Owner's unit.

Appeals Process

Upon receipt of the First Violation Notice, an Owner may file a written appeal with the Board of Fairway One stating specifically and concisely why the Owner feels the Notice of Violation was issued in error. The Board shall have 14 calendar days from receipt of the Notice of Appeal to determine whether the Notice of Violation was issued in error. While an appeal is pending with the Board, the time periods for correcting the violation shall be stayed, and no further Violation Notices or fines shall be assessed until the Appeal is resolved. Only one Notice of Appeal shall be allowed per Owner per violation. If an Owner's appeal is not granted, that Owner shall be barred from filing appeals for subsequent violations of the same rule or standard. The determination of Board shall be final with respect to all Notices of Appeal.

