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**MARSH VIEW VILLAS PROPERTY
OWNERS ASSOCIATION, INC.**

BOARD RESOLUTION

**External Building and Common Areas;
Internal Care and Modifications to Condominium;
Parking and Parking Pads;
Swimming Pool;
Security Gate and Elevator;
Tennis Courts and Pets; and
Communication and Fines**

WHEREAS, the Board of Directors ("Board") of Marsh View Villas Property Owners Association, Inc. ("Association") is responsible for operation of Marsh View Villas 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 Master Deed for Marsh View Villas ("Master Deed") and the By-Laws of Marsh View Villas Horizontal Property Regime ("Bylaws") recorded April 4, 1988, in Book P173 at Page 407; Modification of Master Deed for Marsh View Villas Horizontal Property Regime recorded November 19, 1990, in Book J198, at Page 806; Perpetual Easement re-recorded March 4, 1992, in Book E211 at Page 847; Perpetual Easement recorded November 14, 1990, in Book G198 at Page 306; Second Amendment to Master Deed and First Amendment to Bylaws of Marsh View Villas Horizontal Property Regime recorded February 10, 2000, in Book F342 at Page 326; Third Amendment to Master Deed and Second Amendment to Bylaws of Marsh View Villas Horizontal Property Regime recorded March 5, 2004, in Book W484 at Page 689; Certificate of Architectural Review Board Application recorded January 10, 2019, in Book 0771 at Page 777; Rules and Regulations recorded January 10, 2019, in Book 0771 at Page 778; Third Amendment to the By-Laws of Marsh View Villas Property Owners Association, Inc. recorded December 1, 2020 in Book 0939 at Page 603, in the Charleston County Register of Deeds (collectively hereinafter, the Declaration and Bylaws may be referred to as "Governing Documents").

WHEREAS, Article V, Section 9, of the Bylaws states, "At all meetings of the Board a majority of the Directors shall constitute a quorum for the transaction of business, and the act of a majority of the directors present at any meeting at which there is a quorum shall be an act of the Board of Directors."

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. Section 27-30-110, et seq., requires all existing homeowner association's governing documents, rules, regulations, and amendments be recorded.

WHEREAS, the Board has determined to adopt and affirm the attached policy, and to record it.

WHEREAS, a duly held and authorized meeting of the Board was held April 27, 2021, and the within Resolution and attached External Building and Common Areas; Internal Care and Modifications to Condominium; Parking and Parking Pads; Swimming Pool; Security Gate and Elevator; Tennis Courts and Pets; and Communication and Fines was put to a vote of the Board. The required quorum was present and the within Resolution was 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 affirms and adopts the attached External Building and Common Areas; Internal Care and Modifications to Condominium; Parking and Parking Pads; Swimming Pool; Security Gate and Elevator; Tennis Courts and Pets; and Communication and Fines 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 Master Deed and Bylaws, unless the context shall clearly suggest or imply otherwise.

3. Each member of the Board expressly waives any notice requirement, if any, for the meeting.

4. The Board hereby affirms and adopts:

a. Marsh View Villas Property Owners Association, Inc., Requirements for Owners Leasing or Renting Units, attached hereto as Exhibit A and incorporated herein by reference; and

b. Marsh View Villas Property Owners Association, Inc., Requirements for Owners Leasing or Renting Units, attached hereto as Exhibit B and incorporated herein by reference; and

c. Marsh View Villas Property Owners Association, Inc., Requirements for Owners Leasing or Renting Units, attached hereto as Exhibit C and incorporated herein by reference; and

d. Marsh View Villas Property Owners Association, Inc., Requirements for Owners Leasing or Renting Units, attached hereto as Exhibit D and incorporated herein by reference; and

e. Marsh View Villas Property Owners Association, Inc., Requirements for Owners Leasing or Renting Units, attached hereto as Exhibit E and incorporated herein by reference; and

f. Marsh View Villas Property Owners Association, Inc., Requirements for Owners Leasing or Renting Units, attached hereto as Exhibit F and incorporated herein by reference; and

g. Marsh View Villas Property Owners Association, Inc., Requirements for Owners Leasing or Renting Units, attached hereto as Exhibit G and incorporated herein by reference.

5. This Resolution was adopted by the Board on April 27, 2021, and the attached policies shall each be effective upon recording.

6. Distribution. The Association and/or the Association's property manager is authorized and directed to circulate a copy of this Resolution and the External Building and Common Areas; Internal Care and Modifications to Condominium; Parking and Parking Pads; Swimming Pool; Security Gate and Elevator; Tennis Courts and Pets; and Communication and Fines 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 has signed his/her name below, and by signing below, s/he acknowledges that this Resolution and the attached shall be effective upon recording.

MARSH VIEW VILLAS PROPERTY OWNERS ASSOCIATION, INC.:

<u>Math Denyer</u>	<u>5/28/21</u>	<u>Charles H. Denyer</u>	<u>5/28/21</u>
Board Member/Director	Date	Board Member/Director	Date
<u>Alexa Marshall</u>	<u>5/28/21</u>	_____	_____
Board Member/Director	Date	Board Member/Director	Date
<u>Phil A. De Lino</u>	<u>5/28/21</u>	_____	_____
Board Member/Director	Date	Board Member/Director	Date

Marsh View Villas Rules and Regulations

External Buildings and Common Areas

1. No exterior remodeling, modifications or added construction may be done.
2. Nothing is allowed on the walkways that will impede movement. This area is not to be used for storage including bicycles or grills. No beach towels or rugs are allowed to be hung on the front railings. It will be at the discretion of the Board of Directors to determine if items on the walkway are appropriate.
3. Vandalism or destruction of property will not be tolerated. Homeowners are responsible for the actions of their families and/or tenants and will be liable for any costs of restoration.
4. No storage of personal items are permitted in general common store rooms in building. (Fire Code)
5. Household garbage and trash must be deposited immediately in the dumpsters behind the buildings. The lids on the dumpsters must be closed after usage to prevent rodents and animals from getting into the dumpsters. For larger items, you will need to email trash@cityoffollybeach.gov or elutz@follybeach.gov to set up a special pick up. Please include your phone number with your email.
6. NO CHARCOAL OR GAS GRILLS ALLOWED ON ANY DECK!! NO OPEN FLAMES ALLOWED WITHIN 15 FEET OF ANY BUILDING AND MUST BE ATTENDED AT ALL TIMES. Please restore grill back to where it is stored 24 hours after use is completed. A fire extinguisher must be present while grills are in use away from the buildings.
7. Plants may not be added to or removed from landscaped areas. No alterations to landscaping is allowed without written approval from Board Of Directors.

8. Excessive noise or disturbance from any source is not permitted at any time, particularly between 10:00 PM and 8:00 AM. Folly Beach Public Safety have specific authority on the premises. No loud music, no excessive noise or profanity allowed at any time on open balconies, porches, or breezeways where others may be disturbed.
9. Do not feed the ducks or any other animals on the property. No fishing is allowed in the ponds in the common areas.

Revised April, 2021

INTERNAL CARE and MODIFICATIONS TO CONDOMINIUM

- 1. At least one working, multi-purpose, fire extinguisher of 2 to 5 pound capacity and smoke alarms are required in each unit by insurance carrier. These must be inspected at least every six months and replaced, repaired or recharged as necessary.**
- 2. Homeowners are responsible for maintenance and repair or damage resulting from malfunction of all plumbing fixtures, washing machines, dryers, hot water heaters, refrigerators/ice makers, dishwashers, ceiling fans, electric range and any part of the air conditioning system whether inside or outside of the residential unit. In cases of clear negligence, the homeowner will be responsible for damage to adjoining units.**
- 3. Decks are not to be used for storage. In addition, nothing should be set on railings (plants, etc.) that may fall and cause harm or damage.**
- 4. No private or commercial business may be conducted on the premises. Exceptions include personal and business transactions by internet, telephone, and mail. All businesses are subject to board approval.**
- 5. Construction and design plans must be submitted to the Board for approval BEFORE work is started. Modifications must be consistent with the architectural design of the complex. A deposit fee of \$1000 is required before approval for work is granted. All City of Folly regulations must be followed including permits and business licenses.**
 - A. Changes in floor covering in second and third floor units can affect the noise level in units below. Owners are responsible for keeping the noise to a minimum and cannot change the floor covering from the original (which already has poor noise absorption) to a covering that is less noise absorbing. Therefore, when re-carpeting high-quality padding should be installed to absorb noise. Wood flooring in second or third floor units is not allowed unless a special subflooring is installed that is proven to have equivalent or better noise absorbing properties as carpet. Samples and technical specifications of flooring should be submitted to the Board for approval. 65% minimum reduction padding should be the noise reduction rate.**

- B. Major modifications to any unit (such as removal of a wall) must be approved in advance by the Board of Directors. Requests for permission to perform such major modifications should include detailed plans and a required registered structural engineer letter stating structural sound. Modifications must not degrade the structural integrity of the building.**
- 6. Homeowners are required to obtain and maintain HO6 insurance for their unit to provide liability protection, assistance with storm related deductibles, special assessments, and coverage for damages not provided by the MVV master insurance policy.**

Revised April, 2021

PARKING and PARKING PADS

Any vehicle, and/or boat/trailer found in violation of the parking rules will be subject to the following: 1st notice) Warning; 2nd notice) \$100 fine; 3rd notice) \$500 fine; 4th and continued notices: Towed (at OWNERS EXPENSE) and fined \$500.

1. For residents and renters, only ONE car per bedroom is permitted.
2. Parking spaces in front of buildings are for homeowners or tenants. Visitors should park in areas across from Buildings 6 and 7.
3. No parking in the handicapped spaces unless a handicapped license is valid.
4. No parking is permitted on sidewalks or landscaped areas.
5. Moving vans, U-Haul trucks and trailers must be removed from the property within 24 hours. Please contact Property Manager if this creates a hardship.
6. Parking in front of the elevators is not permitted except for loading and unloading small household items or groceries (20 minutes).
7. Any vehicle not displaying a valid license sticker for the current year will be towed, with notice, at the owner's expense. Also, vehicles and boat/trailers should display a Marsh View sticker that is obtained from the Property Manager.
8. All boats will be parked in a parking pad or designated area. No boats over 20 feet are allowed. Boats must be on a trailer and have a current DNR (Department of Natural Resources) registration in a MVV owner's name. All nonpowered boats must be titled to a MVV owner. One boat per unit is allowed.
 - A. Any owner who knowingly submits or fails to correct inaccurate information concerning boat ownership may, at the discretion of the board be banned from using the designated boat spaces either permanently or for such a period of time (up to a year) deemed appropriate by the board.
9. No parking, of any vehicle, is permitted in the rear of the buildings. Violators will be towed, without notice, at owner's expense.
10. Parking pads are for vehicles, boats/trailers, and not for storage. Bicycles and kayak are permitted. It is the responsibility of the owners of each parking pad to ensure that the parking pad is to be kept clean and neat at all times. No power sanding, spray painting or wire brushing is allowed.
11. Commercial vehicles may park as long as work is being done within Marsh View Villas or for loading and unloading.
12. Campers, camping trailers and RVs over 20 feet are prohibited in parking pads. RVs under 20 feet must have approval of the Board of Directors. Visitors driving RVs are allowed for a period of not to exceed 72 hours or as space permits. Contact the Property Manager for parking instructions.
13. Motorcycles, go-carts, mopeds and like vehicles are prohibited on the premises. Skateboards and motorized scooters are not allowed on the premises.

Revised April, 2021

EXHIBIT C

SWIMMING POOL

(There is no lifeguard...Swim at your own risk)

In the event of an accident or medical emergency, dial 911 (no coin required) on the telephone on the back porch of Clubhouse.

- 1. Mariners Cay pool tags are required. Two pool tags will be issued per unit. Guests are not allowed in the pool area unless accompanied by a resident (with pool tag).**
- 2. Pool hours are 6:30 AM to 10 PM, without exception.**
- 3. Health and safety rules required by the SC Department of Health & Environmental Control (DHEC) are posted. Please read these rules before using pool.**
- 4. No running, pushing, profanity, shoving, "dunking", or horseplay is allowed in the pool area.**
- 5. Any homeowner wishing to use the pool area for a party of more than six guests, must obtain written permission from Mariner's Cay Property Manager in advance.**
- 6. NO PETS are allowed in the pool area.**
- 7. Food and beverages are restricted to the picnic/patio area. NO GLASS CONTAINERS are permitted.**
- 8. No children under 13 years of age are permitted in the pool area unless accompanied by an adult 18 years or older.**
- 9. No live entertainment, radios or "boom boxes" without headphones are allowed in the pool area.**
- 10. Pool furniture is to remain in the pool area, but not IN the pool.**
- 11. Floats that interfere with other's use of pool or that create a safety hazard are not allowed. Noodles are allowed.**
- 12. Do not remove the safety rope. It is there for emergencies. Do not hang or sit on it.**
- 13. Contact Mariners Cay Property Manager for all pool infractions. MVV Board of Directors are not responsible for adherence to these rules.**

Revised April, 2021

EXHIBIT D

SECURITY GATE

1. The entrance security gate is set to permit passage of one vehicle at a time. **DO NOT TAILGATE!** Fines vary from \$250 to \$1,000 per Mariner's Cay Board of Directors discretion.
2. Do not try to force gate open with hands or car – it will break.
3. Provide your unit or cell phone number to property manager. When visitors arrive, have them put in your unit number or other code you have received from property manager at the call box. Your phone will be called. You will punch number 6 after you answer the call and gate will open.
4. If gate card is lost, contact property manager to obtain a replacement. Cost is \$25 per card. No more than 4 gate cards are issued per unit.
5. Every entry and exit at the security gate is recorded by a camera. If the gate is forced open to gain access, or damaged while attempting to tailgate by owner or guests, a special assessment (fine) will be imposed. The City of Folly Beach Public Safety Dept. has jurisdiction on the premises. The violator will be reported immediately and prosecution will be vigorously pursued. Fines vary from \$250 to \$1,000 per Mariner's Cay Board of Director's discretion.
6. Anyone witnessing any violation of the security gate rules should get a license number and a description of the vehicle involved and report it to the property manager.

ELEVATOR

1. Phones in the elevators are for emergency use only.
2. No playing in the elevator is allowed. Every time the elevators are used, it costs money due to electrical usage.
3. Do not allow pets to relieve themselves in the elevator. Clean up immediately!!! Do not leave trash in the elevator – put in dumpster behind the buildings.
4. No smoking is allowed in the elevator.
5. Do not use the elevator during severe storms with lightening or high winds. If electrical power is lost, you may be stuck in the elevator. Phone numbers to call if you are stuck in the elevator are posted by the telephone.
6. Do not manually hold or prop open elevator doors as this will cause damage. For moving purposes, a key is available from building manager.

Revised April, 2021

TENNIS COURTS

1. Courts are for tennis play only. No skateboards, bicycles or other activities are permitted.
2. No pets are allowed.
3. Children under 10 years of age must be supervised by an adult at least 18 years of age.
4. Proper tennis shoes with "non-marking" soles are required.
5. Remove any debris from the court area when play is completed.
6. No profanity, unsportsmanlike conduct or excessive noise (radios, boom boxes, etc.) allowed on the courts.
7. Please limit time of play to 1 ½ hours if there are others waiting to play.
8. Guests may use the court only when accompanied by the resident they are visiting.

PETS

A fine of \$200 per violation of these rules can be levied at the discretion of the Board of Directors. Owners will be held responsible for violations committed by a tenant or guest of their respective unit.

MARSH VIEW VILLAS/MARINER'S CAY complex is under the jurisdiction of the Folly Beach Public Safety Dept. and patrolled by the Folly Animal Control Officer. All of the following Animal Control Rules are in accordance with the Statute of the City of Folly Beach. Violations of Animal Control Rules are subject to fines from the City of Folly Beach as well as from Marsh View Villas.

1. All pets must be licensed with the City of Folly Beach and our management company. Forms for city licensing may be obtained at Public Safety or on the City of Folly website.
2. All pets must be kept on a leash while outside their unit and must be controlled by their owners.
3. All dogs MUST be vaccinated and wear their inoculation tags.
4. Owners are required to remove any and all defecations and other debris that is left by their pet. Put all defecations in the dumpsters in the rear of the building. Dogs are to be walked on the grass areas around the pond and along the marsh behind the buildings.
5. Animals deemed to be obnoxious or dangerous by the Board will not be allowed on the premises.
6. Pets are not allowed in the enclosed pool or tennis courts areas.
7. No excessive animal noises, inside or outside, will be tolerated, day or night.
8. Please keep pets from relieving themselves on the walkways or in the elevators.

Revised April, 2021

COMMUNICATION

1. Community informational handbills/public postings must be pre-approved by MVV Board of Directors.
2. No commercial or personal signage allowed.
3. No solicitation, signage or handbills are allowed to be displayed or distributed by anyone on MVV property. This includes political campaigns and solicitation.

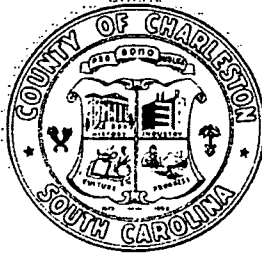
FINES

For any violation or infraction for which the penalty is not specifically spelled out, the Board of Directors, at its discretion may impose the following:

- | | |
|--------------------------|------------------|
| 1 st offense: | Warning |
| 2 nd offense: | up to \$100 fine |
| 3 rd offense: | up to \$500 fine |

Revised April, 2021

RECORDER'S PAGE



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

Filed By:

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

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Charleston County, SC

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