

Deed BK 499 pg 1051

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AMENDMENTS TO BY-LAWS OF
SAILMASTER HORIZONTAL PROPERTY
REGIME I SHIPYARD PLANTATION
HILTON HEAD ISLAND, SOUTH
CAROLINA

WHEREAS, the Master Deed of the Sailmaster Horizontal Property Regime I is recorded in the Office of the Clerk of Court for Beaufort County in Deed Book 216 at Page 318; and

WHEREAS, the By-Laws of the Horizontal Property Regime are recorded as an exhibit to the Master Deed; and

WHEREAS, the co-owners of the Regime met after due notice on August 18, 1987, reviewed and did approve and adopt the attached amendments to "Article IV" and "Article VI" of its By-Laws, such amendment complying with requisite approval of the co-owners representing at least two-thirds (2/3) of the total value of the property.

NOW THEREFORE, the attached amendments are declared to be fully in effect and public notice given as of the date of the recording of these changes. The prior recorded "Article IV" and "Article VI" are entirely replaced and are no longer valid.

In witness whereof, the Regime has cause these Presents to be executed in its name, by its duly authorized officers, as of this 31st day of March, 1988.

Witnesses:

Sailmaster Horizontal Property
Regime I

Roxann Barber
Evelyn P. Pham
Roxann Barber
Evelyn P. Pham

John Teaska
John Teaska
President/Director
Ann Hope
Ann Hope
Secretary/Director

We join with the above officers:

George Milne
George Milne/Vice President
and Director
Gail Quick
Gail Quick/Director
Gerald Conner
Gerald Conner/Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) PROBATE

PERSONALLY appeared before me Karen Becker and made oath that he/she saw the within named JOHN TERKA, as Regime President, sign, seal and as his/her act and deed, deliver the within-written instrument, and that he/she with Evelyn P. Pharr witnessed the execution thereof.

Karen Becker
Witness

SWORN to before me this 31st day of March, 1988.

Evelyn P. Pharr (L.S.)
Notary Public for S.C.
My Commission Expires: 10-20-96

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) PROBATE

PERSONALLY appeared before me Karen Becker and made oath that he/she saw the within named ANNE HOPE, as Regime Secretary, sign, seal and as his/her act and deed, deliver the within-written instrument, and that he/she with Evelyn P. Pharr witnessed the execution thereof.

Karen Becker
Witness

SWORN to before me this 31st day of March, 1988.

Evelyn P. Pharr (L.S.)
Notary Public for S.C.
My Commission Expires: 10-20-96

ARTICLE IV

BOARD OF ADMINISTRATION

Section 3. Other Duties. In addition to duties imposed by these By-Laws or by resolutions of the Council, the Board shall be responsible for the following:

(a) Compliance with all the terms and conditions of the Master Deed and enforcement of same.

(b) Care, upkeep, and surveillance of the property and the common elements to include:

(1) Establishment and enforcement of **RULES OF CONDUCT** which shall be obeyed by all co-owners, rental agents, guests and/or tenants of the property.

(2) Ejection from the property of any rental agents, guests and/or tenants for failure to observe the **RULES OF CONDUCT** established by the Board.

(3) Registration and/or approval of any rental agents used by co-owner concerning the property.

(4) Disapproval of any rental agent and the barring or ejection from the property of any tenant placed on the property by a disapproved rental agent. Any agent who shall fail to insure that its selected tenants shall obey the **RULES OF CONDUCT** as shall be established by the Board from time to time may be disapproved to place future tenants on the property.

(5) Establishment and collection of Special Assessments against a co-owner for all attorney's fees and associated costs incurred in enforcement of these By-Laws, including the **RULES OF CONDUCT** established by the board, or those which shall be established by the Board as proper for the value of the disturbance of the peace and quiet enjoyment rights of the property. However, such "value" shall not exceed \$100.00 per incident.

(c) Collection of assessments, both special and re-occurring from the co-owners.

(d) Employment, dismissal, and control of the personnel necessary for the maintenance and operation of the common elements.

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ARTICLE VI

OBLIGATIONS OF THE CO-OWNERS

Section 5. Miscellaneous Items.

(a) Co-owners, agents, guests and/or tenants shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, television, and amplifiers that may disturb other residents.

(b) No co-owner, agent, guest or tenant of the Property shall:

(1) Post any advertisements, or posters of any kind in or on the Property except as authorized by the Regime.

(2) Hang garments, rugs, or similar objects, from the windows or from any of the facades of the Property.

(3) Dust rugs, mats, or similar objects, from the windows, or clean rugs, or similar objects by beating on the exterior part of the Property.

(4) Throw garbage or trash outside the disposal installations provided for such purposes in the service areas.

(5) Act so as to interfere unreasonably with the peace and enjoyment of the residents of the other Apartments in the Property.

(6) Use more than two parking spaces per dwelling unit without written permission of the Board.

(c) No co-owner, resident or lessee shall install wiring for electrical or telephone installations, television antennae, machines or air conditioning units, or similar objects outside of his dwelling unit except as authorized by the Board.

(d) Co-owners, Rental Agents, Guests and tenants shall obey all RULES OF CONDUCT established by the Board and be subject to ejection from the property or other action for violations of such rule as may be determined by the Board.

(e) The RULES OF CONDUCT, the Master Deed and these By-Laws are a required part of each and every lease binding the co-owners, their agents, tenants and guests. All co-owners are responsible for the acts of their agents, guests and tenants.

(f) A co-owner must pay the attorney's fees and costs associated with the enforcement of the Master Deed, By-Laws

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of RULES OF CONDUCT as established by the Board, if such enforcement shall be against them, their agents, guests and/or tenants.

(g) Co-Owners or their designated agents shall:

(1) Display a copy of the most current Sailmaster RULES OF CONDUCT in a frame approved by the Board on the back of the front door of each rental unit.

(2) Use only the Rental Agents which are registered with and approved by the Board. The Board shall provide such a list when requested.

(3) Allow the Board or its designated agents, to enter into and inspect rental unit to insure compliance with all RULES OF CONDUCT. The co-owner of the rental unit will be informed of all discovered violations of the RULES OF CONDUCT or condition of the unit if the Board or its designated agents believe it to be in the best interest of the co-owners and/or Property.

(4) Obtain a statement from any guest or tenant prior to their occupancy which shall acknowledge receipt of the key to the unit and agree to abide by the Regime RULES OF CONDUCT subject to ejection from the property by the Board or its designated agents. The statement must be filed with Island Regime Management or other agent as may be designated by the Board prior to occupancy by the guest or tenant.

(5) Notify any guest or tenant of the requirements of South Carolina Code of Laws §27-31-280 which states as follows:

"The council of co-owners shall have the irrevocable right, to be exercised by the administrator or the board of administration, or other form of administration, or other form of administration specified in the bylaws, to have access to each apartment from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the common elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or to another apartment or apartments."

The failure to allow access by an agent of the Board could result in liability for damages to other co-owners and/or the Regime.

(h) Failure of the board to enforce any of the provisions of the Master Deed, By-Laws, and/or RULES OF CONDUCT shall not be a waiver of the future of enforcement for violations of such provisions.

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RF

Jerrine S. Bird

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<i>S. J. Bird</i> REGISTER OF DEEDS & CONVEYANCE		