

CERTIFICATE OF CORPORATE RESOLUTION AND RECORDING

**Resolution of the Board of Directors of
Queens Grant V, Inc.**

I, **Joan Ehrgott** of **Queens Grant V, Inc.** (hereinafter, the “Association”), hereby certify that I am the **President** of the Association, a nonprofit corporation chartered under the laws of the State of South Carolina charged with administering the affairs of Queen’s Grant Villas Horizontal Property Regime V pursuant to the Master Deed and By-Laws of Queen’s Grant Villas Horizontal Property Regime V, dated March 10, 1975 and recorded in the Beaufort County Records in Book 227 at Page 329, and all further amendments thereto. The within “Queens Grant V, HPR Rules & Regulations” were approved by in excess of Two-Thirds (2/3^{rds}) of the voting interests of the Association, the requirements under said Master Deed and By-Laws, the favorable votes constituting Sixty-Eight and 355/1000^{THS} Percent (68.355%) of said interests.

The Association Board has “RESOLVED” to allow the undersigned to sign a document to be recorded with the Beaufort County Register of Deed’s Office memorializing the adoption of the enclosed contemporaneous with the recording of this certificate. Pursuant to Section 27-30-130(A)-(D) of the South Carolina Homeowners Association Act, the following corporate records are hereby recorded with the Office of the Register of Deeds for Beaufort County, South Carolina to comply therewith:

1. Queens Grant V, HPR Rules & Regulations (revised October 27, 2023)

The Association’s Board has “RESOLVED” to allow this Resolution to stand as the appropriate corporate record.

IN WITNESS WHEREOF, **Queens Grant V, Inc.** has caused the undersigned, **Joan Ehrgott**, its **President** and duly-authorized signatory, to execute this “**CERTIFICATE OF CORPORATE RESOLUTION AND RECORDING**” on and as of the date set forth below and to record the aforementioned Queens Grant V, HPR Rules & Regulations in the public records as a true and accurate copy in full force and effect.

[SIGNATURE PAGE FOLLOWS]

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

QUEENS GRANT V, INC.

1) Patricia Cortez
Witness

2) Jon [Signature]
Witness

By: Joan Ehrigott
Name: Joan Ehrigott
Its: President

Date: Jan. 8, 2024

Queens Grant V, HPR

Rules & Regulations

Approved October 27, 2023

To protect and enhance your community's property, Queens Grant V, HPR ("QGV") has adopted the following Rules and Regulations in addition to the rules set out in the Master Deed and By-laws. Those residents in noncompliance are at risk of receiving fines or other sanctions (i.e., towing) if violations are continued and not corrected. Owners renting their Villas to tenants or guests are responsible for all fines associated with their villa and all actions of their tenants or guests. Owners are also responsible for sharing these Rules and Regulations with all tenants or guests. Your cooperation is necessary to maintain the property at a high level of quality and safety for all residents. Check the Master Deed, by-laws, and other current recorded documents for other rules which may affect your rights and obligations.

Common property as defined in the Master Deed can be found in Appendix "A" of this document.

GENERAL GUIDELINES

1. Residents shall exercise care to avoid excessive noise which may disturb other residents of QGV through loud music, radios, televisions, and amplifiers. If you are disturbed by excessive noise, contact Palmetto Dunes Security and report it to QGV management. QGV observes quiet hours between 10 PM and 7 AM daily,
2. Occupancy of villas: Due to impact and use burdens on the infrastructure common elements, occupancy must remain reasonable at all times relative to the size and configuration of each unit. To determine whether such use is a burden in any given situation, consideration will be given to family status, roommate situations, sleeping arrangements, protected status, fire code, safety, and state or local regulations. As a baseline, the following limits are generally acceptable so long as they do not otherwise violate any rules as to nuisance or noise, and which is based upon the voting interest associated with the villa as follows:
 - a. 1.31% - approximately 1043 square feet shall be limited to 6 people;
 - b. 1.89% - approximately 1459 square feet shall be limited to 7 people; and
 - c. 2.31% - approximately 1988 square feet shall be limited to 8 people.
3. Bicycles. Bicycles on property must have a villa # identified on each bike, remain in good condition, and shall be stored in bike racks or on owner's deck or patio, not be left on sidewalks, in front of villas, on any landscape, or parking spots. In addition to any fines, bicycles are subject to removal for violation of these rules.
4. Service Yards, Courtyards. Without regard to rules regarding storing personal property in common areas, items within service yards and courtyards may not:
 - a. Impede proper function of the service or patio gate;
 - b. Exceed the height of the gate or fence, extrude or protrude from the area, or otherwise be visible from the other common areas; or
 - c. Be affixed to any common property or fence.
5. No resident of QGV shall:
 - a. Post any advertisement or posters of any kind on this property, except as authorized by the Regime Board;
 - b. Hang garments, towels, rugs, or similar objects from the windows, deck railings, patio walls or from any of the facades of the buildings or otherwise visible;

- c. Clean dust mops, rugs, or similar objects from the windows or decks, or clean rugs or similar objects by beating them on the exterior walls of the property, except within each unit's service yard;
 - d. Attach or place more than two (2) personal items such as (but not limited to) decorative plaques and planters. No other personal items may be placed on any part of the common property;
 - e. Install or place any satellite dish on property without meeting all FCC requirements and written approval from the regime. Contact IMC for approval guidelines;
 - f. Store personal items in any common area;
 - g. Feed, bait or harass any wildlife on the property or lagoons;
 - h. Swim or fish in the ponds or lagoons; or
 - i. Detonate or discharge fireworks.
6. All violations in this section are subject to a \$200 fine per incident, per day in violation.

LITTERING AND TRASH REMOVAL/RECYCLING

1. Each villa owner is responsible for keeping his/her property litter-free. This includes not only the limited common property (decks, patios, and service yards) but also the common areas of QGV.
2. Household trash and recycling items must be placed in containers provided by the owner and kept in the villa's service yard until picked up by the waste hauler (twice a week for trash and once a week for recycling). Trash items that are oversized and/or for any reason incompatible with waste disposal pickup are prohibited in the service yards.

PETS

1. Pets must be kept on a leash when outdoors or in an apartment open to the outdoors and prevented from damaging property or injuring or bothering persons or other pets by biting, scratching, jumping or excessive barking.
2. No vicious pets or animals.
3. It remains the pet owner's responsibility to clean up after his/her animal. Animal waste is not to be placed or left anywhere on common property. Failure to pick up and properly dispose of pet waste is a violation
4. Those responsible for pets must ensure their animal does not become a nuisance or otherwise unreasonably impair another villa occupant's right to quiet use and enjoyment.
5. All violations in this section are subject to a \$150 fine per incident, per day in violation.

VEHICLES AND PARKING

1. Only two permitted vehicles per unit are allowed without prior permission due to parking lot capacity limitations. Parking availability is not guaranteed and overflow parking is available when the lot is full. Vehicles must be in designated spaces and not double parked or parked along roadways. Parking on landscaping or grass is strictly prohibited. Vehicles found to be parked improperly under this rule are subject to immediate towing without notice.

2. Vehicles must have a Palmetto Dunes residential sticker or a current commercial/guest/owner/rental/visitor pass displayed in the vehicle's front window. This pertains not just to owners' vehicles, but also to vehicles of short or long-term renters, daily visitors/guests, and commercial vehicles laboring at QGV. Any vehicle found parked for a period of 24 hours or more without a decal or a temporary pass will be towed at the vehicle owner's expense. Arrange for the passes at the Palmetto Dunes website (www.pdpoa.org) or by calling Palmetto Dunes Security.
3. The Regime prohibits motorcycles, campers, boats, scooters, trailers, RVs, and mopeds.
4. No commercial vehicles shall be parked on the premises overnight. Commercial vehicles may park during daylight hours while performing work and are defined as those vehicles having external signage and/or those vehicles regularly containing noticeable implements and materials used in a trade or business. Oversized and commercial vehicles must use the overflow parking and parked within a designated space/stall whenever possible. Exceptions are permitted only during loading and unloading, and only then for the minimal time necessary to load/unload, as well as when the vehicle operates as a tool or workshop for a contractor. Commercial vehicles must adhere to Palmetto Dunes' contractor hours.
5. No derelict, abandoned, or inoperative vehicles shall be parked upon the premises. Vehicles shall be deemed to be inoperative if the vehicle has not been moved for seven (7) consecutive days without advance permission. Permission is appropriate in cases of travel, an acceptable plan for offsite repair, or other reasonable and temporary situations. All vehicles require current vehicle insurance coverage.
6. There shall be no vehicular repairs, changing oil, washing of vehicles, or other vehicle maintenance in the parking areas, with the exceptions being flat tires, dead batteries or other unexpected emergencies for vehicles in regular use.
7. In conformity with the community's long-standing signage rules, no "For Sale" signs or other advertisements are permitted in, on, or around vehicles.
8. Roadways throughout QGV have a speed limit of 15 miles per hour.
9. Dumpsters and storage receptacles must have a valid and approved state and local permits with written approval from the QGV Board of Directors and Palmetto Dunes POA. All appropriate permits and passes must be displayed in a conspicuous place on the dumpster or storage receptacle.
10. Vehicles with handicapped designations or passengers must display appropriate vehicle handicapped credentialing at all times when parked in a handicapped space.
11. All violations of this section are subject to a \$250 fine per incident per day or towing. Towing does not negate any fines.

MODIFICATIONS AND MAINTENANCE

This section is a short guide. For more complete treatment of these topics, please see the current version of the Renovation Guidelines and also Improvement Guidelines which, as of the date of adoption hereof, the most recent of which are of record as of January 23, 2019.

1. All modifications to villas that impact common elements, regardless of location within or outside the Villa, must go through the Regime's Architectural Review Board (ARB) for approval. A copy of all necessary permits must be supplied to all parties required prior to commencement of work: The Association is responsible to be sure that any construction does not unreasonably endanger the property or safety of others, and will heavily rely upon relevant industry codes (i.e., latest version of International Property Maintenance Code) and the government permits through which they are applied to make such determination. However, an approval from Queen's Grant is not a determination of safety

or compliance with applicable law. To be sure that approval is not required for work inside or outside a Villa, all work requires an application.

2. No modifications can be made to the villa's exterior.
3. Spray foam insulation is specifically prohibited.
4. Given the cost of construction and construction related services, all violations in this section are subject to a \$1000 fine per incident, per day in violation. Owners may also be required to incur all costs to restore the property to its original state regardless of who performed it.

For clarification of any of the Rules and Regulations, please contact QGV's property manager, IMC Resort Services.

IMPORTANT TELEPHONE NUMBERS

Palmetto Dunes Security	843-785-1120
IMC Resort Services	843-785-4775

APPENDIX "A"

For your convenience, we are defining **COMMON PROPERTY** as written in the Master Deed.

General Common Elements are as follows:

1. The Property, excluding the limited common elements and the apartments, and including, but not limited to the land on which the apartments are constructed, the foundations, roofs, perimeter walls, walls and partitions separating units, load bearing interior walls and partitions, slabs, concrete floors, pipes, wires, conduits, air ducts, and public utility lines, including space actually occupied by the above.
2. Parking facilities located on the property.
3. All roads, walkways, paths, trees, shrubs, yards (except such as are designated as limited common elements), gardens and pools.
4. All installations outside the Apartments for services such as power, light, telephone and water.
5. All sewer, drainage and irrigation pipes, excluding those which are the property of the utility district or company.
6. All other elements of Property constructed or to be constructed on the Property, rationally of common use or necessary to the existence, upkeep and safety of the Property and in general all other devices or installations existing for common use.