

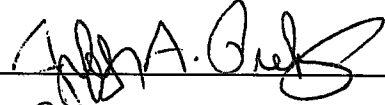
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) AFFIDAVIT TO RECORD

IN RE: Brighton Bay Horizontal Property Regime

The attached documents are being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et. seq., South Carolina Code of Laws (1976), as amended.

1. Brighton Bay, HPR Board Resolution #2013-02 (amended: December 15, 2023)

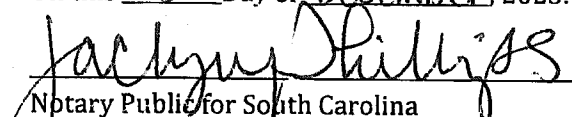
Brighton Bay Horizontal Property Regime

By: 

Title: President

SWORN TO BEFORE ME

On this 15th Day of December, 2023.


Notary Public for South Carolina
My Commission Expires: February 4, 2024

Brighton Bay, HPR Board Resolution #2013-02

Adopted: November 2, 2013
 Amended: September 7, 2016
 Amended: September 19, 2018
 Amended: January 11, 2023
 Amended: December 15, 2023

WHEREAS the Brighton Bay HPR (hereafter referenced as the "Association") Board of Directors serves in the best interests of all owners in the community; and

WHEREAS the Association directors have the fiduciary responsibility to manage the assets of the Association according to the established business practices and principles, and pursuant to competent, ethical and positive community governance; and

WHEREAS the Association directors need to stay abreast of trends and best practices in community association governance, management and operations; and

WHEREAS current and future Association residents will benefit from the management and decisions undertaken by this Board of Directors; and

BE IT RESOLVED that the Association, in an effort to fund future long-range repairs, implement the following effective January 1, 2014: establish a reserve fund specifically for long range repairs by closing and moving all funds from account 10201 Paint Reserve and 10203 Roof Reserve to the newly established "Long Range Paint & Roof Reserve"; and

BE IT FURTHER RESOLVED that \$565,000 (January 2024) shall be moved from the construction litigation funds account (10503) to the "Roof & Paint Reserve (10602)"; and

BE IT FURTHER RESOLVED that the new balances will be as follows for the Roof & Paint Reserve Accounts:

- | | |
|------------|-------------|
| 1. Roofs = | \$500,000 |
| 2. Paint = | \$500,000 |
| Total = | \$1,000,000 |

Amendment (9/7/16):

Please see attached addendum adopted September 7, 2016 which reflects dates and cost estimates for the next cycle of re-roofing and exterior painting.

Amendment (9/19/18):

Holly Golden made a motion to amend Resolution 2013-02 to reflect any interest earned on account 10601 (Paint & Roof Reserve) remains with that account and project and will not be available for operational use. Sandy Heilman seconded the motion. The motion passed without opposition.

Amendment (1/11/23):

Holly Golden made a motion to amend Resolution 2013-02 to reflect transferring \$1,000,000 from the construction litigation account (10502) to the Long-Term Paint & Roof Reserve (10601). Any interest earned on account 10601 will be available for operational use at the sole discretion of the Board. Jeff Prekop seconded the motion. The motion passed without opposition. Effective when the current CD renews in December 2023. **DISCLAIMER: in the event these funds are needed for other urgent purposes, such as construction defects, the Board reserves the right to use the funds as most appropriate at the time.*

Amendment (12/15/23):

Any interest earned on account 10402 (disaster Reserve) will remain in the account and not be used for operational purposes UNLESS the Board votes unanimously otherwise in an official Board meeting.

This resolution was adopted by the Board of Directors on this, the 2nd day of November in the year 2013 and shall be effective January 1, 2014. Amended September 7, 2016. Amended September 19, 2018. Amended August 26, 2022. Amended January 1, 2023. Amended December 15, 2023.

President: 

Date: 12/15/23

Secretary/Treasurer: 

Date: 12-15-23