

STATE OF SOUTH CAROLINA)
)
COUNTY BEAUFORT) AMENDED RESOLUTION AND CERTIFICATE OF
) AUTHENTICITY OF RULES & REGULATIONS
) FOR THE GATHERINGS, INC.

WHEREAS, The Gatherings Horizontal Property Regime I ("The Gatherings"), is a non-profit corporation in good standing, organized for the purpose of administering the property known as The Gatherings, as more particularly identified in the Master Deed for The Gatherings, dated September 27, 1984 recorded September 27, 1984 in the Office of Register of Deeds for Beaufort County, South Carolina in Book 404 at Page 622, and all amendments thereafter.

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. §27-30-110 et seq. ("SCHAA") mandates the The Gatherings rules, regulations, and amendments to rules and regulations be recorded with the ROD,

It is certified:

1. That pursuant to the authority granted to it in the Declaration, and the Bylaws of The Gatherings attached thereto, the Board of Directors of The Gatherings (the "Board") duly adopted certain Rules and Regulations governing various administrative matters within The Gatherings on April 19, 2023, which are attached as Exhibit "A".
2. That these Regulations are in full force and effect and shall remain so until such time as the Board may, in its discretion, file with the ROD an amendment, restatement or revocation thereof.
3. That the undersigned is the duly appointed President of The Gatherings and as such, has the requisite knowledge and authority to execute this instrument on behalf of the Board and to record these Regulations in accordance with the SCHAA.

So Certified this 26 day of April, 2023.

Angela M. Alberding
Witness

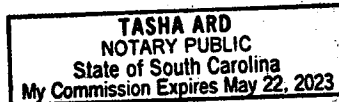
Tasha Ard
Witness/Notary

The Gatherings Horizontal Property
Regime I

By: Alec Poulin, Its President

I, Tasha Ard do hereby certify that Alec Poulin, President of The Gatherings Horizontal Property Regime I, appeared before me this 26 day of April, 2023, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 26 day of April, 2023



Tasha Ard
Notary Public of South Carolina
My Commission Expires: 05/22/23

Exhibit A

The Gatherings Homeowners Association

Rules and Regulations

Updated: April 19, 2023

Community Rules and Regulations

1. Unit owners shall be responsible for any repairs deemed necessary for damage caused by the unit owner, their tenants, or guests.
2. Nothing shall be altered, constructed, or removed from common property without permission from the board of directors. This includes trees and other natural growth.
3. Owners are encouraged to maintain those planting beds within five (5) feet adjacent to their unit without prior approval.
4. No party tents, Bounce house or inflatables of any sort are allowed on common property without prior approval from the Gatherings Board of Directors.
5. No boats, trailers, lifts, or hoists are allowed on the property at any time.
6. No bicycles, scooters, baby carriages, pools or play equipment shall be allowed in common areas when not in IMMEDIATE use. They must be stored out of sight.
7. Use of dirt bikes, mini bikes and ATVs are strictly prohibited in the community.
8. Neither Employees of the association, the management firm, nor their contractors, shall be sent off the property or interfered with in any way by the unit owner, tenant, or guest.
9. No one shall discharge firearms or fireworks, nor burn rubbish within The Gatherings.
10. Unit owners may rent to others. The minimal rental period is 90 days. All rental contracts shall be in writing and a copy provided to the management firm.
Absolutely no subletting is allowed.
11. No unit shall be used for commercial purposes.
12. Maintenance of all fireplace interior and chimney caps, including fireplace cleaning, are the responsibility of the owners. The Gatherings is responsible for maintaining the exterior siding of all fireplaces.
13. No resident shall make or permit any disturbing noises or activities that affect or interferes with the peace and tranquility of other residents.

14. No items, including but not limited to, doghouses, clothes lines, sheds, storage units, fences, flagpoles, etc., can be placed in the common areas without written permission from the board of directors.
15. No awnings, window guards, or window air conditioning units may be installed on any unit without the written permission of the Board of Directors.
16. All windows must have only blinds or draperies installed. Those windows facing the road must be white or off white in color.
17. All radio, television, HVAC system connections, and other electrical equipment must enter the unit from either the crawl space or garage area. Cables are not allowed to puncture the unit's siding in any way.
18. No garbage shall be allowed to accumulate anywhere outside the unit. Trash receptacles must be stored at the rear of the unit, under the deck, or in the garage. Trash receptacles must be removed from the street by the end of the day when the trash is picked up by the trash hauling service.

Decks, Porches and Exterior of Units

1. No clothing, towels, blankets, or any other items shall be hung from decks, windows, porches, entranceways, etc. Rugs including those made for outdoor use are not allowed on decks or porches.
2. Furniture, including umbrellas, designed for patios are permitted. All other items are to be stored in the unit. Please keep this area clean.
3. Deck boxes are allowed but must have feet to keep them from sitting directly on the deck. Only the cottages homes may have up to two boxes for storage in the immediate area surrounding their home. They cannot be visible from the street.
4. Grills are permitted on decks. Fire pits are not allowed on decks or common ground due to our insurance policy.
5. Potted plants are allowed on patios, decks, and porches, but must have a water saucer collection device under them. Plants cannot be placed on railings for safety reasons.
6. Residents are allowed to display the American flag only. No other flags are permitted.
7. No change to the exterior color of any unit is permitted without written permission of the Board of Directors.

Holiday Decorations

1. Decorations may be displayed 30 days prior to the holiday. They must be removed within two weeks following the holiday. Decorations must be no more than Eight (8) feet high. No sound displays are allowed. All decorations must be located adjacent to the unit.
2. Please do not anchor or nail them to the roof, siding or any exterior of the unit.

Playground, Tennis/Basketball Courts

1. The Playground is meant for children under 12.
2. Parents are responsible for their children in this area and are solely responsible for any injuries that may occur.
3. No animals, alcohol or smoking are allowed in any of these areas.
4. The Playground closes when the streetlights come on.
5. Tennis/Basketball court also closes when the streetlights come on.

Use of Lagoons

1. Only Residents are allowed to fish in the lagoons. A state fishing license is required. A license may be obtained over the phone by calling SCDNR at 866-714-3611.
2. Catch and release is also required.
3. Please do not fish in any area where an alligator is known to inhabit.
4. Feeding wildlife in and around the lagoons is prohibited. Harassing wildlife is also prohibited.
5. Grass clippings, leaves, pine straw or any other material shall not be swept, raked, or blown into any lagoon.

Dogs, Cats and Other Pets

1. All pets must be licensed and vaccinated per Beaufort County ordinance 2015/27, Article II, Sec. 14.28 County Pet License.

2. Only leashed pets will be allowed on common property at any time.
3. No pets may be tethered or otherwise left alone on common property.
4. All pet waste must be picked up and disposed of immediately. Waste bags are provided throughout the community.
5. Only dogs, cats and other standard household pets are allowed. No livestock or poultry.

Pool Rules

Pool privileges and use of other amenities are for unit owners in good standing. Delinquent unit owners, their tenants, guests, et al are prohibited from all amenities for non-payment of regime fees and assessments. Any unit owner/resident that knowingly allows delinquent unit owners and or their guests into the pool area or allows them to use their access card, will be in violation of these rules and subject to a \$200 fine.

1. Use of the pool at any time is at the swimmer's risk.
 2. Pool hours are between 7AM-9PM and annually from April 1st through October 30th.
 3. animals, alcohol and smoking are prohibited in the pool area.
 4. No bottles or glass objects are allowed in the pool area.
 5. Showers are required prior to using the pool.
 6. Children 14 and under must be accompanied by an adult.
 7. All swimmers must wear swimming attire in the pool. No cutoff jeans are allowed. Children in diapers must wear swim diapers.
 8. Snorkeling equipment, other than a mask, may not be used in the pool.
 9. Only cell phones, radios or musical devices with earphones or ear buds may be used.
- Please respect fellow pool users.**
10. All persons using the pool area must cooperate in keeping the area clean by properly cleaning up after yourself and disposing of paper towels, napkins, cans, cups, etc. in trash receptacles.
 11. Removal of, sitting on, or playing with the pool safety line or lifeguard float ring is prohibited.
 12. Pool Parties must be approved by the Board of Directors.

Satellite Dish, Cable or Phone Installation

1. Unit Owners must notify the management firm that a satellite dish will be installed on their unit. Please submit a picture of the exact location and the name of the installer. A qualified and insured contractor must perform the installation.
2. No satellite dish larger than 18 inches in diameter is acceptable.
3. Satellite dishes may not be seen from the road. Exceptions for any reason must be cleared with the management firm.
4. Installation on roofs, siding, fascia, trim, door jams, window sills, etc. is strictly prohibited.
5. Unit owners are responsible for removal of the satellite dish once the property is vacated. Unit owners are responsible for any repairs needed to the property once the satellite dish is removed.
6. No more than one satellite dish can be installed at any unit.

Security Cameras

1. Unit Owners are responsible for security cameras mounted on common or limited common property. If any damage is caused, unit owners are responsible for the cost of repairs.
2. Security cameras must be cameras that record only when activated by motion. Security cameras may not be continuously recording.
3. No more than two security cameras may be installed.
4. Security cameras may be installed only to photograph the immediate area of the owner's home. They **may not** be directed at any other unit.

Parking Rules and Regulations

Residents and/or tenants of The Gatherings are required to register all vehicles with the management firm and to obtain a Parking Permit for each vehicle.

1. Parking permit decals will be numbered and will be used for one particular vehicle, the vehicle for which it was issued. You are allowed a maximum of four parking permit decals.
 - o Resident Owners: Please take a copy of your current license and registration to the management firm.
 - o Resident Tenants: Please take a copy of your current license, registration, and lease to the management firm.
 - o Permits will be valid only for the lease period.
2. Resident owners will receive a blue parking pass.
3. Resident tenants will receive a red parking pass.
4. Parking permit decals are to be applied (when facing the vehicle from the front) to the upper left corner of the windshield of the vehicle to which they were issued.
5. Residents without garages or driveways are assigned two numbered spaces that coincide with the number of their residence. Residents with numbered spaces will park there first without taking up a non-numbered space. Fines will be issued for violations.
6. Residents with garages must park in their garage or their driveway. Always utilize parking space in your garage or driveway before parking in a non-numbered parking space. Fines will be issued for violations of these rules.
7. Parking in The Gatherings shall be limited to passenger vehicles only. Work vehicles, those with company logos, advertisements or company names are considered work vehicles and are not allowed. An exception will be granted if this vehicle is the residents only means of transportation and is registered in his name and has been approved by the Board of Directors.
8. Vehicles cannot extend more than ten (10) inches into the street.
9. Vehicles parked in a numbered space they are NOT assigned to, or have an expired or voided permit, counterfeit permit, or permits that have been assigned/registered to another vehicle will be towed on the first offense without warning to the vehicle owner and at the vehicle owner's expense.
10. Each Owner will be given **TWO** Guest Passes to be used by a short-term guest. This is only for a period of a **MAXIMUM OF FOURTEEN (14) DAYS**. Any owner whose guest abuses this policy will have the car towed at the owners expense and their guest pass will be revoked.
11. No parking in the streets, cul-de-sacs, fire lanes, or grassy area at any time. Violators are subject to tow without notice and at the vehicle owner's expense, as well as being fined.
12. All vehicles parked in the Gatherings must be in operable condition.
13. No major or minor mechanical work of any kind on any vehicle shall be performed within the confines of The Gatherings community.