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STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON ) AMENDED AND RESTATED RULES AND  
 REGULATIONS OF THE MARITIME AT  
 KIAWAH CONDOMINIUM ASSOCIATION,  
 INC.

These Amended and Restated Rules and Regulations of The Maritime at Kiawah Condominium Association, Inc. are made effective the 6<sup>th</sup> day of December, 2017.

WHEREAS, The Maritime at Kiawah Horizontal Property Regime (the "Regime") was formed by the recording of a Master Deed on May 29, 2008 in the RMC Office for Charleston County in Book P660 at Page 221 (the "Master Deed"); and

WHEREAS, The Maritime at Kiawah Condominium Association, Inc. (the "Association") is the incorporated council of co-owners for the Regime; and

WHEREAS, the bylaws of the Association, which are attached as Exhibit "G" to the Master Deed, authorize the Board of Directors of the Association to adopt Rules and Regulations; and

WHEREAS, the initial Rules and Regulations of the Association are attached as Exhibit "H" to the Master Deed and provide, in part, that the Board of Directors of the Association shall have the right to add to, alter, amend or modify the same; and

WHEREAS, at a duly called meeting of the Board of Directors of the Association held December 6, 2017, the Board adopted certain amendments to the Rules and Regulations, and the Board has chosen to publish said amendments by way of these amended and restated Rules and Regulations.

NOW, THEREFORE, The Maritime at Kiawah Condominium Association, Inc. hereby declares that the Rules and Regulations attached hereto as Exhibit "A," adopted December 6, 2017 by the Board of Directors of the Association, are the current Rules and Regulations of the Association which replace and supersede the Rules and Regulations attached as Exhibit "H" to the Master Deed.

By signing below, the President of the Association hereby certifies that the Amended and Restated Rules and Regulations attached hereto as Exhibit "A" were adopted by the Board of Directors of the Association at a duly called meeting held December 6, 2017.

In witness whereof, this instrument has been executed this 21<sup>st</sup> day of December, 2017.

IN THE PRESENCE OF: THE MARITIME AT KIAWAH CONDOMINIUM ASSOCIATION, INC.

Jefferson W. Casey  
Chris S. Smith

John Shepard Robinson, Sr.  
 By: John Shepard Robinson, Sr.  
 Its: President

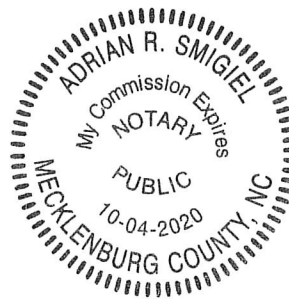
STATE OF North Carolina )  
 )  
COUNTY OF Mecklenburg )

ACKNOWLEDGMENT

I, Adrian Smigiel, the undersigned Notary Public, do hereby certify that John Robinson, Jr., President of The Maritime at Kiawah Condominium Association, Inc. appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal this 21 day of December, 2017.

Adrian R Smigiel  
Adrian R Smigiel  
(Print Name)  
Notary Public for State of NC  
My Commission Expires: 10-04-2020



## EXHIBIT "A"

### AMENDED AND RESTATED RULES AND REGULATIONS OF THE MARITIME AT KIAWAH CONDOMINIUM ASSOCIATION, INC. Adopted December 6, 2017

#### GENERAL

1. **The Maritime at Kiawah Condominium Association, Inc.** (the "Association"), acting through its officers, has adopted the following Rules and regulations ("Regulations").
2. Whenever in these Regulations reference is made to "Unit Owner(s)", such term shall apply to the Co-Owner of any Unit, or his family, tenants whether or not in residence, servants, employees, agents, visitors, and/or any guests, invitees or Owner. Wherever in these Regulations reference is made to "tenant," such term shall be limited to the tenant of a Unit Owner for a Unit in the Condominium. Wherever in these Regulations reference is made to the Association, such reference shall include the Association and the Managing Agency (if any) when the Managing Agent is acting on behalf of the Association, Unless the context otherwise requires all other definitions in the Master Deed and in the Act are incorporated by reference herein.
3. The Unit Owners shall comply with all the Regulations hereinafter set forth governing the Buildings, Common Elements, terraces, decks, recreational areas, grounds, parking areas and any other appurtenances.
4. The Board of Directors of the Association shall have the right to add to, alter, amend or modify these Regulations.

#### RESTRICTIONS

5. Pet Prohibition. Each Unit Owner shall be limited to two (2) pets. No pets allowed within pool fence. Each Owner shall comply with the Town of Kiawah Island pet policy rules and regulations. Pet owners are expected to carry dog bags and clean up after their pets.
6. Party Prohibition. Large, boisterous parties and any parties with amplified music are prohibited except inside the individual Units. This is not intended to prohibit, reasonably quiet (as appropriate for the time of day or night so as not to disturb other residents) and well behaved parties, including (without limitation) children's birthday parties.
7. Primary Occupants. Primary occupants must be 21 years or older.
8. Tenants. Notwithstanding anything stated herein to the contrary:
  - a. The Association has the right but not the obligation to approve any tenants prior to execution of any leases.

- b. Tenants are prohibited from having any pets on the Property.
- c. Tenants are prohibited from making use of the installed electric grill on the porch or any other portable grill on the property, other than the Association supplied grill in the pool area, unless otherwise approved in writing by the Association. Unit Owners who rent their units to tenants shall install, maintain and utilize a lock-out device which shall prevent use of the electric grills.
- d. Owners, by themselves or through their representatives, are responsible for assuring any tenants are aware of and comply with these conditions.

9. Occupancy Limits. All Units shall be limited to two (2) occupants per bedroom (not including infants and shall children).

10. Use. No part of the Condominium shall be used for any illegal purpose. Each residential Unit shall be used in accordance with its applicable zoning. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, exploitation or otherwise, shall be conducted, maintained or permitted on any part of the Condominium unless such activity is permitted by applicable laws.

11. Obstruction. There shall be no obstruction of the Common Elements. The Association shall be responsible for determining what may be in the Common Elements and no signage, plantings, artificial plantings, etc. may be placed in Common Elements without the permission of the Association. Nothing shall be stored on the Common Elements without the prior written consent of the Association except as expressly provided herein or in the Bylaws.

12. Increased Risk. Nothing shall be done or kept in any of the Common Elements, which will increase the rate of insurance for the Buildings or contents thereof applicable for residential use without the prior written consent of the Association. No Unit owner shall permit anything to be done or kept in this Unit or on the Common Elements which will result in cancellation of insurance on the Building or contents thereof obtained by the Association (if any) or which would be in violation of any public law, ordinance, or regulations. No gasoline or other explosive or flammable material may be kept in any Unit or storage area. No waste shall be committed on the Common Elements.

13. Refuse. All garbage and trash must be placed in the garbage/trash chutes located in the closet outside each Unit or placed in the Building garbage receptacle located in the storage area behind each Building's elevator. The Association is in no way responsible for garbage collection. The Association may designate a "garbage receptacle storage area" as a General Common Element.

14. Personal Property. Articles of personal property may not be stored in the attic (if any) of the Building without the approval of the Association. Articles of personal property may not be left unattended in public areas of the Building or passageways, or elsewhere on the General Common Elements. No bicycles, scooters, baby carriages or similar vehicles or toys or

other personal articles shall be allowed to be or remain in any of the General Common Element areas or Limited Common Areas except those areas designated for such use by the Association.

15. Cleanliness and Neatness. Except as specifically set forth otherwise, each Unit Owner shall keep his Unit and any Limited Common Element appurtenant to its Unit in a good state of preservation, repair and cleanliness. No personal property shall be hung on the porch railings including towels, swimsuits, clothing, rugs, etc.

16. Structural Integrity. Nothing shall be done in any Unit or on the Common Elements that may impair the structural integrity of the Building nor shall anything be altered or constructed on or removed from the General Common Elements, except upon the prior written consent of the Association.

17. Quiet Enjoyment. No noxious or offensive activity shall be carried on in any Unit or on the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises or odors in the Building or do or permit anything, which will unreasonably interfere with the rights, comforts, or convenience of other Unit Owners. The Association shall have the right to reasonably control the volume, type and duration of noise which can be made and during which hours. All Unit Owners shall keep the volume of any radio, television or musical instrument in their Unit sufficiently reduced at all times so as not to disturb other Unit Owners.

18. Porch Grills in Units. In regard to the porch grills in Units, the following rules and regulations shall apply:

- a. Tenants are prohibited from making use of the installed electric grill on the porch or any other portable grill on the property, other than the Association supplied grill in the pool area, unless otherwise approved in writing by the Association.
- b. In the event a grill is replaced, each Unit Owner shall install the replacement grill to the manufacturer's specifications. In addition, each Unit Owner shall comply with the Town of Kiawah Island Fire Department's recommendation to install some kind of insulation between the grill and the wood surface it sits on. The Fire Department referenced a fire blanket or fire resistant tile as options for the insulation.
- c. Each Unit Owner shall store and maintain a fire extinguisher somewhere on the porch, preferably in the cabinet directly below the grill, for ease of access in case of a fire.
- d. Electric grills are the only grills permitted on the porches. Propane or charcoal grills are not allowed.

## POOL RULES

19. Pool Signs. Compliance is required at all times with the rules set in the South Carolina Department of Health and Environmental Control (“SC-DHEC”) signage regulations (R61-51(C)(28)).

(a) Pool Rules Sign. A “Pool Rules” sign for informational purposes must be posted in a conspicuous place in the pool area and must contain, as a minimum, the items listed below, with the blanks reflected in (xii) through (xv) below filled in before authorized operation:

- (i) There should be no solo swimming.
- (ii) There should be no running, boisterous or rough play.
- (iii) No person under the influence of alcohol or drug should use the pool.
- (iv) There should be no spitting or blowing nose in pool.
- (v) Persons with diarrheal illness or nausea should not enter the pool.
- (vi) Persons with skin, eye, ear or respiratory infections should not enter the pool.
- (vii) Persons with open lesions or wounds should not enter the pool.
- (viii) No animals or pets allowed in the pool.
- (ix) No glass allowed in the pool or on the deck.
- (x) No children should be in the pool without supervision.
- (xi) You should take a shower before entering the pool.
- (xii) This pool is open from \_\_\_ a.m. to \_\_\_ p.m.
- (xiii) Maximum number of swimmers allowed in the pool is \_\_\_.
- (xiv) A first aid kit is located \_\_\_\_\_.
- (xv) An emergency phone (or other notification device) is located \_\_\_\_\_.

(b) No Diving Sign. In addition to the above sign, permanent and separate “NO DIVING ALLOWED” signs must be displayed in conspicuous locations at all pools of surface area greater than two hundred (200) square feet and not having dimensions adequate for diving. The sign must read in all capitalized letters “SHALLOW WATER – NO DIVING

ALLOWED” and must have minimum four (4) inch lettering for “SHALLOW WATER” and six (6) inch lettering for “NO DIVING ALLOWED”. Two (2) or more signs must be provided so as to be clearly visible to anyone entering the pool. This sign may be required on Type “C”, “D”, “E”, and “F” pools if the Department decides the signs are applicable.

(c) No Lifeguard on Duty Sign. In addition to the above signs, permanent and separate “NO LIFEGUARD ON DUTY” signs must be displayed in conspicuous locations. The sign must read in all capitalized letters “NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK” and must have minimum six (6) inch lettering for “NO LIFEGUARD ON DUTY” and must have minimum four (4) inch lettering for “SWIM AT YOUR OWN RISK”. Two (2) or more signs must be provided and be clearly visible to anyone entering the pool. These signs are required on all Type “B”, “C”, “D”, and “F” pools that do not have lifeguards.

(d) Pool Operator Sign. A sign must be posted or language must be added to the “Pool Rules” sign which reads, “The Pool Operator at this facility is State license number \_\_\_\_\_.”

20. No Night Swimming. Due to type and configuration of the pool lighting, it is a condition of the SC-DHEC permit for the pool that no night swimming be allowed.

21. Poolside Grills. Any resident using one of the poolside grills shall be responsible for cleaning the grill and surrounding area. The Board of Directors of the Association may enact additional rules governing the use of the poolside grills.

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BARR UNGER & MCINTOSH, L.L.C.  
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