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**RECORDING OF RULES AND REGULATIONS PURSUANT TO THE SOUTH
CAROLINA HOMEOWNERS ASSOCIATION ACT, S.C. CODE §§ 27-30-110 et. seq.**

Tracer Cross-reference: Book F133, Page 380

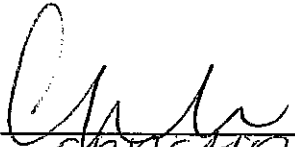
The undersigned President of Baker House Association, Inc. (the "Association") hereby certifies that the attached Rules and Regulations, consisting of eight (8) pages, were duly adopted by the Board of Directors of the Association, and that the same are being recorded in order to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq. S.C. Code of Laws.

Baker House Association, Inc.

By (sign name):

Print name:

Title:


CHRISTINE COUCH
President

Date:

1/27/22

BAKER HOUSE ASSOCIATION RULES AND REGULATIONS

REVISED DECEMBER 2021

OWNERS ARE RESPONSIBLE FOR PROVIDING RULES TO TENANTS

(Owners are person(s) whose name(s) are listed on the Deed)

Ravenel Associates Owners' Portal: <https://ravenelassociates.com/communities/view/4408>

REGIME FEES

Regime fees are due on the first of the month. Fees received after the 10th of the month will be considered overdue and a late fee will be assessed to the owner. Coupon books are mailed to each owner for the upcoming year's fees. Please visit <https://www.ravenelassociates.com/make-a-payment> to find out about various other ways we offer to pay your fees, including filling out an ACH form if you wish to have your regime fees automatically drafted from your bank account.

PARKING

PARKING TAGS & PASSES

Each unit will receive one parking "hanging tag" from Ravenel Associates noting the year(s) in which they are valid. The hanging tags should hang from the rearview mirror, providing they are visible. Otherwise, they should be placed in the corner of the dashboard on the driver's or passenger's side so that they are clearly visible. Owners may request up to one additional tag per unit, however, due to limited parking, please do not request a second tag if you only have one vehicle in your household. As there are 23 units in the Baker House and only 30 parkable spaces, in addition to one handicap space, all parking is first come, first served and a tag or pass does not necessarily guarantee a space. The cost to replace a tag is \$25.00.

Guest "paper" passes may be obtained from Ravenel Associates. All visiting vehicles must display parking passes or they will be subject to towing. Each parking pass should be filled out appropriately and displayed on the dashboard at all times while parked at the property. Due to parking constraints, only residents may park in the lot overnight; all overnight visitors should park around Colonial Lake.

Commercial/trade vehicles may park in the lot from 9AM-5PM if work is being done in a unit, but their company name must be clearly visible on the vehicle.

The Baker House has a contract with a towing company, which regularly checks the parking lot. Cars without proper hanging tags, guest passes or visible company signage will result in immediate towing.

PARKING OF BOATS, U-HAULS, TRAILERS, AND COMMERCIAL TRUCKS

Boats, boat trailers, U-Hauls, and commercial trucks, inoperable vehicles etc. are not permitted to be left in the parking lot for more than 24 hours. All unauthorized vehicles parked in the lot will be in violation and therefore subject to towing at the Board's sole discretion.

LIABILITY OF PARKED CARS

Baker House does not cover any damage to cars parked in the lot. Parking is at the owner's/tenant's risk.

BICYCLE PARKING

The use of the bicycle storage shed across from unit 5 is restricted to principal/primary owners of Baker House units only. All bicycles must be clearly marked with the owners' last name and unit number for clear identification. Anything other than bicycles found in the shed will be removed without notice.

Secondary homeowners and tenants with bicycles may use the outside parking stand located on the far side of the long storage shed. The Baker House is not responsible for any damaged or stolen bikes, so please take care to lock them. Alternatively, individuals may store them in the delineated lines for their unit inside the long storage shed, providing they do not block passage. The access code for the storage room can be obtained through Ravenel Associates.

NOISE RESTRICTIONS

Owners and their tenants have the right to privacy, quiet, and the enjoyment of their premises. To meet these desires, the Baker House has established a restriction on loud music, loud noise, and/or associated loud partying after 11:00 p.m. This includes loud activities in the parking lot and elsewhere near the building. If you are having a party that may impact other residents, it would be considered a nice gesture to provide prior notice. The use of any wood working tools, appliances, vacuum cleaners or other such devices, that could disturb those that are in close proximity, or could reverberate into the next unit or throughout the building, is also restricted after 11:00 p.m.

BUILDING SECURITY

KEYS

Keys to the building must not be given out. Any key given to a non-resident weakens the security of the overall building and increases the dangers of theft, vandalism, and other serious crimes. Access to the building by vendors and deliverymen should be carefully monitored and

these people should only be given access through your control and in your presence. Baker House security depends on what residents provide for each other.

ENTRANCE CODE

The front door security entrance code is provided to residents and authorized agencies, such as police and fire departments. This code will be changed periodically. Please refrain from giving this code to non-residents.

PHONE NUMBERS IN THE ENTRANCE HALLWAY

If you wish for your phone number to be entered in the entrance hallway phone system, please contact Ravenel Associates.

MOVING

ARRANGEMENTS

Contact should be made to Ravenel Associates regarding parking "hanging tags", guest parking passes, cable and other hook-ups, etc. Please try to complete the loading or unloading of moving vehicles during business hours (8AM-5PM) to minimize inconvenience to residents. Any damage to the building will be the responsibility of the incoming or outgoing resident, or his or her agent.

UNATTENDED OPEN DOORS

Access to the building should be monitored at the time of the move. The time that exterior doors are left open should be kept to a reasonable minimum, with the doors closed/relocked after the move has been completed. Doors should not be propped open unless the owner is on-site to monitor closure of the doorway.

ELEVATOR USE

Those needing to use the elevator on moving day should notify Ravenel Associates to avoid any conflicts.

BOXES AND CONTAINERS

All boxes and containers must be broken down before placing them into the dumpster. If boxes or containers are not broken down, therefore creating the need for a special trash pick-up, the owner of the unit responsible may be assessed for the cost of the pick-up.

FIRE SYSTEMS

FIRE WARNING AND SAFETY SYSTEMS

The Baker House is equipped with a sprinkler system, hallway fire extinguishers on each floor, hallway smoke detectors, exit lights, and alarm boxes. The smoke detectors in the hallways of the Baker House are self-activating and automatically notify a security monitoring company. When there is a building fire alarm the monitoring company will immediately notify the local Fire Department and the property management company. Both the hallway smoke detectors and the security company monitoring system are tested regularly. Please call the management company in the event of any false alarms which may occur.

All units are required by Charleston City law to have working smoke detectors. Please ensure that they are installed and that the system and batteries are checked periodically, preferably every six months. The Fire Chief has suggested that each unit have one, or preferably two, small fire extinguishers for use in case of fires in the unit. Such fire extinguishers may aid in keeping a fire under control until the Fire Department arrives.

FIRE ESCAPE

No objects may be kept on the rear fire escape. Fire regulations and Baker House rules forbid storing anything including bicycles, grills, garbage cans, potted plants, etc. on the landings, even on a temporary basis.

GENERAL INFORMATION

STORAGE SHED

The use of the assigned spaces in the storage shed at the parking lot area is available to all owners and residents. Items in storage should be kept in a neat and orderly fashion within the delineated areas for each unit, with unnecessary items disposed of on a frequent basis. Items that are placed in the common walkways outside of storage areas may be removed without notice. Only non-flammable, non-perishable items such as small pieces of furniture, garden tools, bicycles, and storage containers are permitted in the shed. There is no power or temperature control in this building. All belongings need to be marked with the name and unit number of the owner. Please store items in this area at your own risk; the Association is not liable for any lost, damaged or stolen items kept in this area.

GARBAGE & RECYCLING PICK-UP

Garbage is removed from the dumpster on Monday, Wednesday and Friday mornings and recyclables are removed from the recycling dumpster on Thursdays. Nothing with food on it should

be placed in recycling (ie. pizza boxes). Please be sure that all glass and plastic recycled receptacles are clean. The dumpsters are of adequate size to handle the trash and recycling of the building, however all boxes must be broken down so that they don't occupy excessive space.

Large metal objects and furniture are not to be placed in the dumpsters. Owners and renters may dispose of any large items at the Charleston County Landfill (1344 Bees Ferry Road, Charleston, SC 29414). Anything left outside of the dumpsters will not be collected.

REVIEW OF THE STATUS OF APPLIANCES

All owners should review the current status of their appliances (such as water heaters, refrigerators, washing machines, dryers, dishwashers, etc.) for age deterioration that may lead to leakage and fire. Deficient appliances could seriously impact the building and other units, in addition to your own. Please check that improper wiring or overuse of multiple outlet plugs is not overloading circuits.

ELEVATOR

The elevator is covered by a 24-hour service contract. If there is a serious problem and you are in the elevator, call 9-1-1; otherwise call Ravenel Associates at 843-768-9480. If there are people trapped in the elevator, contact the police/fire department immediately. The phone in the elevator is for emergency use only and must not be used for any other purpose.

HOUSEKEEPING

The Baker House currently employs a janitorial company that performs cleaning services once a week. If you have any concerns about this service, please contact Ravenel Associates.

PEST CONTROL

Pest extermination within the individual units is the owner's responsibility, however, the building is under a termite bond.

DELIVERIES

Only the US Postal Service has access to the building. All other deliveries (such as UPS, Federal Express, Post and Courier, Amazon etc.) are made via the 2nd floor vestibule entry, with contact made through the phone system. If you are not home, notices of non-delivery would be posted in the vestibule. If you are expecting a package, please check for and retrieve it within 48 hours.

CIGARETTE BUTTS

Cigarette butts need to be disposed of properly. There are no common receptacles for cigarette disposal on the Baker House property. Please do not dispose of cigarette butts on the Baker House property (fire escape landings, entrance foyer or parking lot), nor on the sidewalks that border it, as this is unsightly.

GRILLS

Grills are a fire hazard and cause an unnecessary risk to the community. Please do not use any open flame grills at Baker House. Everyone's cooperation will help keep the risk of fire to a minimum.

FIRST FLOOR STORAGE CLOSETS

Owners should be aware that the Association has procedures for assigning the limited storage space on the first floor. Only principal/primary resident owners qualify to occupy these storage closets. Owners should be aware that rights to closets are not part of a unit owner's property and do not convey to new owners. Please contact Ravenel Associates with questions or to request to be added to the list.

INSURANCE

The Baker House carries insurance against fire, flood, hurricane, and liability only as it applies to the building. Owners must secure insurance coverage for the contents of their units and protect themselves against personal liability claims. We suggest owners read the Master Deed for a description of the building elements, which indicate what is the responsibility of the Association and that of the individual owners. If you need to provide proof of insurance to your mortgage company, please contact Ravenel Associates.

ACCESS TO TELEPHONE, CABLE, AND ELECTRICAL ROOM

The telephone, cable and electrical room can be accessed through a keyless entry lock. Please contact Ravenel Associates to receive this code as it is changed periodically. To lock the room after access, please press the "lock" button.

SELLING AND RENTING YOUR UNIT

Owners are required to notify Ravenel Associates when they list a unit with a realtor. They should request a copy of the Master Deed and By-Laws and Rules and Regulations for the new owner or tenant, unless they intend to pass along a copy themselves. All residents will be held accountable to these rules, regardless of whether or not the information was provided by the owner.

The Master Deed gives the Baker House the right of first refusal on all units when they are sold. It is highly unlikely that this provision will ever be exercised, but some attorneys may insist on a formal waiver from the Association.

No "For Sale" or "For Rent" signs are allowed to be posted around the building or in any windows.

All rentals must be monthly rentals (minimum of 30 days). No nightly or short-term (weekly) rentals of Baker House units are permitted.

Parking hang tags should be passed on to new residents when the former resident vacates the property.

ACCESS TO UNITS IN THE EVENT OF AN EMERGENCY

The Master Deed gives the Association the right to enter units in the event of emergencies after a suitable attempt is made to reach the owner. The Association does not require that a set of keys be provided to Ravenel Associates, but if a door must be opened in the event of an emergency, and no key is obtainable, the owner(s) will be responsible for the cost of the locksmith or any door/entrance repairs. We suggest that keys be left with friends in the event of a lockout to avoid the costs of a locksmith. Ravenel Associates does not provide after-hours lockout service, however, owners can store a key at our offices that can be released during normal business hours for personal use or for scheduled vendor service pickup.

UNIFORMITY IN DOOR HARDWARE AND DOOR COLOR

Owners may not change the color of unit entrance doors, and all door hardware will conform to handles currently on the doors.

ALTERATIONS AND REMODELING

No substantial alteration or remodeling that involves the moving or removal of a wall may be done in the units without the permission of the Board of Directors. You must provide a structural analysis to determine that a supporting structural member is not being removed.

Contractors should use care to prevent damage and disturbances to neighboring units.

No work may be performed on Sunday. Saturday work may begin at 9AM and must end at 5PM. Weekday works may begin at 8AM and must end at 5PM.

PETS

Only resident owners are permitted to keep a pet at the Baker House. The Baker House By-Laws specify only one pet is allowed per unit. If you are an owner who intends to lease your unit, please make sure that your rental agent understands that renters are not allowed to have pets, and that the agent tells prospective tenants. The Baker House enforces a city ordinance requiring disposal of dog waste. Owners must keep their animals away from trees and shrubbery on Baker House grounds. Animals may not be kept in kennels on the grounds nor housed on unit decks or patios. All dogs must be on leashes in both the building's common areas and on the building's grounds.

FURNITURE AND PLANTS IN COMMON AREAS

The Board determines what is placed in the common areas (plants, furniture, lighting). Owners/renters may not place any items in the hallways or common areas at any time. This includes the area outside each unit door (rugs, planters, objects). The Board may at its discretion ask for

the removal of any item within the building that has not been approved. No furniture or other items that are simply for storage will be allowed at any time in the common areas.

SIGNS AND ANTENNAS/SATELLITE DISHES

No unit "For Sale" or "For Rent" signs are permitted to be displayed in the windows of any unit or on other parts of the Baker House property. Additionally, antennas or antenna dishes are not permitted on the windows or balconies of any unit where they would be visible from the street. Satellite dishes are prohibited.

WATER

Excessive water usage (i.e. dripping water faucets, running toilets, etc.) may result in an increase in regime fees. Please monitor your unit for any excessive water usage (i.e. dripping faucets, leaks, etc.) and make repairs promptly.

Valves to turn off water in each unit are located in the ceiling of the hallway on the same floor as the unit, behind a gray metal panel. Determining which valve corresponds to which unit is a trial-by-error process since there is no "mapping" for these valves. We encourage owners to have a plumber investigate and clearly label the valve associated with their unit, so that it can easily be found in an emergency.

HVAC

Owners should have their outdoor condensers clearly identified on the unit. This is something your HVAC contractor can do on a regular service. This is important to help us identify the source of a unit that may be in disrepair or causing noise disturbances to others.

REGIME MANAGER

Ravenel Associates
960 Morrison Drive, Suite 100
Charleston, SC 29403

Cameron Leyh
cleyh@ravenelassociates.com
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