

Courtside Villas Council of Co-Owners, Inc.
West Beach, Kiawah Island, South Carolina

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COURTSIDE VILLAS HORIZONTAL PROPERTY REGIME
 NOW KNOWN AS
 COURTSIDE VILLAS COUNCIL OF CO-OWNERS, INC.

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THESE BYLAWS of *Courtside Villas Council of Co-Owners, Inc.* (Regime) are promulgated pursuant to the Horizontal Property Act of South Carolina (Act) for the purpose of governing the Council of Co-Owners (Council) and the administration of the Regime. All terms not defined in these Bylaws have the meaning set out in the Act or the Master Deed.

ARTICLE I

COUNCIL OF CO-OWNERS

A. Membership. Each Co-Owner shall be a member of the Council. A person who holds title to a Villa merely as security for payment of a debt shall not be a member entitled to exercise the rights of a Co-Owner unless such person holds a proxy conferring such rights.

B. Quorum. The presence of Co-Owners owning fifty-one percent of the value of the property shall constitute a quorum for the transaction of business at a meeting of the Council, and any absent Co-Owner who does not execute and return the proxy form sent to him in the registered mailing referred to in Paragraph D of this Article shall be deemed to be present for the purpose of determining the presence of the quorum.

C. Voting. A Co-Owner's voting rights and the vote required to adopt decisions shall be as set out in Article III, Paragraph B of the Master Deed. Votes can be cast only at meetings of the Council convened in accordance with the Bylaws, and in absence of a valid proxy, an individual shall act in his own behalf, a corporation shall act by any officer, a partnership shall act by any general partner, an association shall act by any associate, a trust shall act by any managing agent. The failure of an absent Co-Owner to execute and return the proxy form sent to him in the registered mailing referred to in Paragraph D of this Article shall constitute a proxy to and for the majority present and voting. When a Co-Owner consists of two or more persons, any one of such persons shall be deemed authorized to act for all in taking any action on behalf of such Co-Owner unless another of such persons objects, in which case the vote which such Co-Owner would otherwise be entitled to cast may not be cast. All votes appurtenant to a single Villa must be cast together and may not be split.

D. Proxies. Any Co-Owner may by written proxy designate an agent to cast his votes. Unless a proxy states otherwise, it shall be deemed to confer the authority to execute consents and waivers, and to exercise the right to examine the books and records of the Council. A proxy may be revocable or irrevocable but shall be deemed revocable at will unless it states otherwise. No proxy shall be honored until delivered to the Secretary of the Council. If at least thirty days prior to a duly called meeting a Co-Owner is informed by registered mail of (1) the time and place of the meeting, (2) the agenda for the meeting, and (3) such data as is then available relative to issues on which there will be a vote, and a proxy form is included in such mailing, and the Co-Owner neither attends the meeting nor returns his executed proxy, then such Co-Owner shall be deemed to have given his proxy to and for the majority present and voting.

E. Consents. Any action which may be taken by a vote of the Co-Owners may also be taken by written consent to such action signed by all Co-Owners.

F. Initial Meeting. The initial meeting of the Council shall be held upon call by the Manager (Article IV) as soon after the sale by Grantor of the thirteenth Villa as the Manager deems practicable and convenient. The following matters, and such business as the Manager may deem appropriate, shall be taken up at the initial meeting:

1. adoption of a fiscal year,
2. approval of a budget for the fiscal year,
3. determination of the Annual Assessment and the date upon which it is due and payable,
4. determination of the date of the first and subsequent annual meetings,
5. the election of the initial, three-person Board of Directors in accordance with Article II of these Bylaws.

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G. Annual Meeting. The annual meeting of the Council shall be held on a date determined by the Council. Any business which is appropriate for action of the Co-Owners may be transacted at an annual meeting.

H. Special Meetings. Special meetings of the Council may be called at any time by the President of the Council or by a majority of the Board of Directors and shall be called upon the written request of Co-Owners owning a majority of the value of the property. Only such business as is stated in the notice of meeting shall be transacted at a special meeting unless all Co-Owners waive notice of any additional business.

I. Notice of Meetings. Written notice of every annual or special meeting of the Council stating the time, date, and place of the meeting and, in the case of a special meeting, the business proposed to be transacted, shall be given to every Co-Owner not fewer than ten nor more than thirty days in advance of the meeting; provided however, that notice may also be given as described in Paragraph D of this Article. Failure to give proper notice of a meeting of the Co-Owners shall not invalidate any action taken at the meeting unless (1) a Co-Owner who was present but was not given proper notice objects at the meeting, in which case the matter objected to shall not be taken up, or (2) a Co-Owner who is not present and was not given proper notice objects in writing to the lack of proper notice within thirty days following the meeting, in which case the action objected to shall be void.

J. Waiver of Notice. Waiver of notice of the meeting of the Council shall be deemed the equivalent of proper notice. Any Co-Owner may in writing waive notice of any meeting either before or after the meeting. Attendance at a meeting by a Co-Owner, whether in person or by proxy, shall be deemed a waiver by the Co-Owner of notice of the time, date, and place of the meeting unless the Co-Owner objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed a waiver of notice of all business transacted unless objection to lack of notice is raised before the business of which proper notice was not given is put to vote.

K. Place of Meeting. All meetings of the Council shall be held at such convenient place as the Board of Directors may direct.

L. Adjournment. Any meeting of the Council may be adjourned from time to time for periods not exceeding forty eight hours by vote of Co-Owners holding a majority of the vote represented at such meeting, regardless of whether a quorum is present. Any business which could properly be transacted at the original session of a meeting may be transacted at an adjourned session, and no additional notice of adjourned sessions shall be required.

M. Order of Business. The order of business at all meetings of the Co-Owners shall be as follows:

1. roll call;
2. proof of proper notice of the meeting or waiver of notice;
3. reading of the minutes of the preceding meeting;
4. report of the Board of Directors;
5. reports of officers;
6. reports of committees;
7. report of Manager;
8. election of Directors (when required);
9. unfinished business; and
10. new business.

N. Minutes of Meeting. The Secretary of the Council shall prepare and keep, or cause to be prepared and kept, accurate minutes of every meeting of the Council. The minutes shall be made available for examination and copying by any Co-Owner at any reasonable time.

ARTICLE II

BOARD OF DIRECTORS OF THE COUNCIL

A. Form of Administration. The Council shall act by and through its Board of Directors.

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B. Authorities and Duties. On behalf of and as directed by the Council, and as required by the Act, the Master Deed, and these Bylaws, the Board of Directors shall provide for the following:

1. the contracting with a management agent to provide for the surveillance of the Property, the maintenance, repair, and replacement of the Common Elements, and the designation and dismissal of the personnel necessary to accomplish the same;
2. the collection of assessments from the Co-Owners;
3. the procuring and keeping in force of insurance on the Property, and the adjusting (including the execution and delivery of releases upon payment) of claims against such policies as are obtained;
4. the enactment of reasonable regulations governing the operation and use of the Common Elements;
5. the enforcement of the terms of the Master Deed, these Bylaws, and any Regulations promulgated pursuant to the Bylaws; and
6. the administration of the Council and the Regime on behalf of and for the benefit of all Co-Owners.

C. Qualification. Only an individual who is a Co-Owner, or who together with another person or persons is a Co-Owner, or who is an officer of a corporation, a general partner of a partnership, an associate of an association, a trustee of a trust, or a managing agent of any other legal entity which is a Co-Owner or which together with another person is a Co-Owner, may be elected and serve as a Director of the Council. The number of Directors provided at any one time by a Co-Owner which is an organization or which consists of more than one individual shall not exceed the number of apartments owned by such Co-Owner.

D. Election and Term. The initial Board of Directors shall consist of three people who shall be elected at the initial meeting of the Council and shall serve until the first annual meeting of the Council. At the first annual meeting the Co-Owners shall elect five Directors, three for a term of two years (to be elected in one election) and two for a term of one year (to be elected in a second election), and the Board shall thereafter consist of up to three Directors. At each subsequent annual meeting Directors shall be elected for ~~one-year~~ terms to succeed Directors whose terms expire at the meeting. A plurality of the votes cast shall be sufficient to elect a Director in any election. A Director may be elected to succeed himself, and a Director shall be deemed to continue in office until his resignation, removal, death or the expiration of his one year term.

E. Removal. A Director may be removed from office with or without cause by the vote of the Co-Owners.

F. Vacancies. Any vacancy on the Board of Directors shall be filled by appointment by the majority of the remaining Directors, and the new Director shall serve for the unexpired term of his predecessor.

G. VOTING. Each Director shall have one vote on all matters acted upon by the Board of Directors. The affirmative vote of two Directors on the initial and subsequent Boards and of at least one vote of a Director on subsequent Boards when there are no other sitting Directors shall be sufficient for any action, unless otherwise specified in the Master Deed or these Bylaws.

H. Quorum. One Director shall constitute a quorum for the transaction of business when there are no other sitting Directors; otherwise, two Directors.

I. Consents. Any action which may be taken by a vote of the Board of Directors may also be taken by written consent to such action signed by all Directors.

J. Annual Meetings. An annual meeting of the Board of Directors shall be held during each fiscal year on the same day as the annual meeting of the Council. Any business which is appropriate for action of the Board of Directors may be transacted at an annual meeting.

K. Regular Meetings. Regular meetings of the Board of Directors shall be held at such times, dates, and places as the Board of Directors may determine from time to time. Any business which is appropriate for action of the Board of Directors may be transacted at a regular meeting.

L. Special Meetings. Special meetings of the Board of Directors may be called from time to time by the President of the Council and can also be called by written request of any other Director. Only such business as is stated in the notice of meeting shall be transacted at a special meeting unless all Directors waive notice of any additional business.

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M. Notice of Meetings. Written notice of every regular or special meeting of the Board of Directors stating time, date, and the place of the meeting and, in the case of a special meeting, the business proposed to be transacted shall be given to every Director not fewer than three nor more than ten days in advance of the meeting. Failure to give proper notice of a meeting of the Board of Directors shall not invalidate any action taken at the meeting unless (1) a Director who was present but was not given proper notice objects at the meeting, in which case the matter objected to shall not be take up, or (2) a Director who is not present and was not given proper notice objects in writing to the lack of proper notice within thirty days following the meeting, in which case the action objected to shall be void.

N. Waiver of Notice. Waiver of notice of a meeting of the Board of Directors shall be deemed equivalent of proper notice. Any Director may in writing waive notice of any meeting of the Board of Directors either before or after the meeting. Attendance at a meeting by a Director shall be deemed a waiver by the Director of notice of the time, date, and place of the meeting unless such Director objects to lack of notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed a waiver of notice of all business transacted unless objection to lack of notice is raised before the business of which proper notice was not given is put to a vote.

O. Place of Meeting. All meetings of the Board of Directors shall be held at such convenient place as the Board may select. Meetings may be conducted by telephone if all Directors consent.

P. Minutes of Meetings. The Secretary of the Council shall prepare and keep, or cause to be prepared and kept, accurate minutes of every meeting of the Board of Directors. A copy of the minutes shall be distributed to each Co-Owner within thirty days following each meeting, and all minutes shall be made available for examination and copying by any Co-Owner at any reasonable time.

Q. Compensation. The Directors may receive such compensation as the Council may determine and shall be entitled to reimbursement by the Council for expense incurred in the conduct of their duties.

ARTICLE III

OFFICERS OF THE COUNCIL

A. Designation. The Council shall have a President, a Vice President, a Secretary, and a Treasurer. The Council may also have one or more assistants to any such officers as may be necessary from time to time. The offices of Secretary and Treasurer shall be filled by the same individual and the combined office referred to as Secretary-Treasurer. In the absence of individuals to serve as Vice President and Secretary-Treasurer, the President shall serve as acting officer of those offices. One individual shall be allowed to hold more than one office should there not be other sitting Board members available. The officer, or officers, shall have the authority, powers, duties, responsibilities provided by these Bylaws, or, to the extent not so provided, by the Board of Directors.

B. Qualifications. Only Directors may be elected and serve as officers.

C. Election and Term. Officers of the Council shall be elected at each annual meeting of the Board of Directors and at such other times as may be required to fill vacancies in any office. All officers shall serve and remain in their positions as per Article II, Paragraph D. An officer may be re-elected to any number of terms.

D. Removal. Any officer may be removed from office at any time with or without cause by the Board of Directors.

E. President. The President shall be the chief executive officer of the Council. He shall preside at all meetings of the Council and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in a corporate president, including but not limited to the power to appoint committees from among the Co-Owners from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Council.

F. Vice President. The Vice President shall take the place and perform the duties of the President whenever the President shall be absent or unable to act. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

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G. Secretary. The Secretary shall prepare and keep, or cause to be prepared and kept, the minutes of all meetings of the Co-Owners and of the Board of Directors, and shall have charge of such other books and papers as the Board of Directors may direct.

H. Treasurer. The Treasurer shall have custody of and responsibility for Council funds and securities and shall keep the financial records and books of account belonging to the Council. Custody of Council funds and securities and responsibility for maintaining full and accurate accounts of all receipts and disbursements may be delegated to the Manager if the Board of Directors so determines, but in such case the Treasurer shall verify the amounts of Council funds and securities in the custody of the Manager and review and reconcile the accounts maintained by the Manager at such intervals as may be determined by the Board of Directors.

I. Compensation. The officers may receive such compensation as the Council may determine and shall be entitled to reimbursement by the Council for expenses incurred in the conduct of their duties.

ARTICLE IV

MANAGER

A. Employment. Kiawah Island Company or its designee shall be employed by the Council as the Manager of the Regime for the longer of one calendar year from and including the date upon which the Master Deed is recorded or for the Council's first fiscal year; provided, however, that Kiawah Island Company Limited or its designee may consent to serve for a shorter time. After such period of time, the Council shall employ a management agent entirely of its own choosing.

B. Qualification. The Manager may be a natural person or a corporation or other legal entity. No individual who is a Director or officer of the Council or who resides in the home of a Director or an officer of the Council shall be Manager.

C. Authority and Duties. The Manager shall provide the services and perform the duties set out in Article II, Paragraph B, Section 1 of these Bylaws, and shall provide such other services and perform such other duties (including, but not limited to, those enumerated in Article II, Paragraph B, Section 2 through 6) as authorized and directed from time to time by the Board of Directors. The Manager shall confer fully and freely with the Board of Directors and shall attend meetings of the Board and of the Council when requested to do so by the Board.

ARTICLE V

FINANCES

A. Fiscal Year. The fiscal year of the Council shall be as determined by the Council.

B. Budget. The Board of Directors shall prepare and submit, or cause to be prepared and submitted, to the Co-Owners at their annual meeting a proposed budget for the Regime for the fiscal year. The proposed budget shall set forth with particularity the anticipated Common Expenses for the fiscal year and the amount of money needed to establish reasonable reserves for the payment of Common Expenses and contingencies.

C. Approval of Budget. The proposed budget, as it may be amended upon motion of any Co-Owner, shall be submitted to a vote of the Co-Owners and when approved shall become the budget (Budget) of the Regime for the fiscal year. The terms of the Budget shall be binding upon the Board of Directors unless and until such terms are amended by action of the Co-Owners.

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D. Annual Assessments. The funds required by the Budget shall be collected from the Co-Owners in annual assessments (Annual Assessments) in proportion to their respective interests in the Common Elements as set out in Exhibit D, and the Annual Assessments shall be payable as and when determined by the Council.

E. Special Assessments. The funds required from time to time to pay any Common Expense which are not covered by the Budget but which are approved by the Co-Owners shall be collected from all the Co-Owners by the Board of Directors in such installments (Special Assessments) as the Co-Owners shall determine.

F. Individual Assessments. Any payments to the Council which one or more, but fewer than all, of the Co-Owners shall be obligated to make pursuant to the terms of the Act, the Master Deed, or these Bylaws shall be due upon demand and shall be collected by the Board of Directors as individual assessments (Individual Assessments).

G. Collection. Co-Owners shall be personally liable for all assessments and shall pay the same promptly when due. The Board of Directors shall take prompt action to collect by suit, foreclosure, or other lawful method any overdue assessment. If any overdue assessment is collected by an attorney or by action at law, the Co-Owner owing the same shall be required to pay all reasonable costs of collection, including attorney's fees.

H. Penalty. An assessment not paid within fifteen days following the date when due shall bear a penalty of five dollars plus one percent of the assessment per month from the date when due. The penalty shall be added to and collected in the same manner as the assessment. The Board of Directors may in its discretion waive all or any portion of a penalty or interest imposed pursuant to this paragraph if it affirmatively appears that the failure to pay the assessment when due was caused by circumstances beyond the control of the Co-Owner.

I. Accounts. The Board of Directors shall maintain on behalf of the Council a checking account with a state- or federally-chartered bank having an office in the county where the Property is situated. The Board of Directors may also maintain on behalf of the Council an interest-bearing savings account with a state- or federally-chartered bank, savings and loan association, or building and loan association. If a Manager is employed, said accounts may be maintained in the name of the Manager as agent of the Council. All funds of the Council shall be promptly deposited in one of said accounts, except that the Board of Directors may maintain a petty cash fund of not more than fifty dollars for payment of minor current expenses of the Council. The books and records relating to any account of the Council shall be made available for examination and copying by any Co-Owner at any reasonable time.

J. Payments. The Board of Directors shall provide for payment of all debts of the Council from the funds collected from the Co-Owners. Expenditures specifically approved in the Budget may be paid without further approval unless the Board of Directors shall otherwise determine. All other expenditures which are in excess of two hundred fifty dollars shall be reviewed and approved by the President or the Board of Directors before payment is made. All checks and requests for withdrawals drawn upon any account of the Council shall be signed by the President and the Treasurer or by any two officers of the Council designated by the Board of Directors. The Board of Directors may authorize the Manager to draw checks upon the account of the Council. The Board of Directors may also authorize the Manager to make disbursements from the petty cash fund, if any.

K. Bonding. The Board of Directors shall procure a fidelity bond or insurance in an amount of not less than fifty thousand dollars covering every individual authorized to withdraw funds from any checking or saving account maintained by the Council. The cost of the bond or insurance shall be a Common Expense.

ARTICLE VI

MAINTENANCE AND IMPROVEMENTS

A. Maintenance by Manager. The Manager shall provide for the maintenance, repair and replacement of the Common Elements.

B. Maintenance by Co-Owners. The Villas shall be maintained in good condition and repair by their respective Co-Owners.

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C. Default by Co-Owner. In the event that any Co-Owner fails to perform the maintenance required of him by these Bylaws or by any lawful Regulation, and such failure creates or permits a condition which is hazardous to life, health, or property, which unreasonably interferes with the rights of another Co-Owner, or which substantially detracts from the value or appearance of the Property, the Board of Directors shall, after giving such Co-Owner reasonable notice and opportunity to perform such maintenance, cause such maintenance to be performed and charge all reasonable expenses of doing so to such Co-Owner by an Individual Assessment.

D. Expenses. The expenses of all maintenance, repair, and replacement provided by the Manager shall be Common Expenses, except that when such expenses result from the failure of a Co-Owner to perform the maintenance required by the Bylaws or Regulations or from willful act, neglect, or abuse of a Co-Owner, they shall be charged to and paid by such Co-Owner as an Individual Assessment.

E. Improvements. The Board of Directors shall provide for the making of such improvements to the Common Elements as may be approved from time to time by the Co-Owners. The cost of such improvements shall be Common Expenses; provided, however, that no Co-Owner shall without his consent be assessed in any one year an amount in excess of one per cent of the value of his Villa (as set out in Exhibit D) for the making of improvements to the Common Elements.

ARTICLE VII

RECONSTRUCTION

A. Reconstruction. Unless the Co-Owners affirmatively determine in the manner provided in the Master Deed not to reconstruct the Property following damage or destruction thereof, the Board of Directors shall promptly provide for such reconstruction. If the cost of reconstruction is estimated to exceed one hundred thousand dollars, the Board of Directors shall employ an architect licensed to practice in the jurisdiction in which the Property is situated to supervise the reconstruction. It shall be the duty of the architect to inspect the progress of the reconstruction at regular intervals and to submit written authorizations to the Council for payment for work performed. If the cost of reconstruction is estimated to be one hundred thousand dollars or less, the Board of Directors may perform such inspections and submit such authorizations.

B. Costs. The Board of Directors shall employ for the purpose of reconstructing the Property the proceeds of any insurance obtained on the Property by the Board of Directors on behalf of the Council. When the Property is not insured or when the insurance indemnity is insufficient to cover the cost of reconstruction, the rebuilding costs shall be borne by all the Co-Owners as a Common Expense.

ARTICLE VIII

CONDEMNATION

A. Rights of Co-Owners. If any portion of the Property is condemned by any authority having the power of eminent domain, each Co-Owner shall be entitled to receive notice of the condemnation and to participate in the proceedings unless otherwise prohibited by law. Each Co-Owner shall be entitled to an individual award to be determined by the value of his interest in the portion or portions of the Property condemned.

B. Duties of Council. In the event that any award is received by the Council on account of any portion of the Common Elements, the Board of Directors shall hold the award for disbursement in the same manner as if it were insurance proceeds. The Board of Directors shall promptly call a special meeting of the Council to determine whether any condemned portion of the Common Elements shall be replaced. If the Council determines to replace any condemned portion of the Common Elements, the Board of Directors shall provide for replacement in the same manner as if the portions has been destroyed by casualty.

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ARTICLE IX

INSURANCE

A. Insureds. Insurance policies upon the Property, covering the items described below, shall be purchased by the Council or its Manager for the benefit of the Regime, the Council, and the Co-Owners of the Villas and their mortgages, as their interests may appear. Provision shall be made for the issuance of certificates of insurance, with mortgage endorsements, to the mortgagees of all Co-Owners. Such policies and endorsements shall be deposited with and held by the Manager.

B. Coverage. Insurance shall cover the following when available:

- (a). the replacement value of all Villas and Common Elements. Such coverage shall afford protection against loss or damage by fire and other hazards covered by a standard extended coverage endorsement and against such other risks as are customarily covered with respect to buildings and improvements similar to the buildings and improvements on the land. No insurance of the contents of or improvements to any Villa (other than the fixtures originally installed therein during construction) shall be provided by the Council;
- (b). public liability in such amounts and with such coverage as shall be determined by the Board of Directors, including, but not limited to, hired automobile coverage;
- (c). workmen's compensation (if required); and
- (d). such other insurance as the Board of Directors may from time to time determine to be desirable.

C. Premiums and Deductibles. Premiums upon insurance policies and that portion of any covered loss not compensated for because of the loss deductible clause of any policy shall be paid by the Council as a Common Expense, and shall be paid by the Co-Owners in proportion to their respective interests in the Common Elements.

D. Proceeds. The proceeds received by the Council from any indemnity paid under a hazard insurance policy shall be held by the Board of Directors. After deduction of reasonable expenses of the Board in administering such proceeds, the net proceeds shall be distributed as follows:

- (a). if the Property is not reconstructed as provided in Article VIII of the Master Deed, then each Co-Owner shall receive a share of the proceeds proportionate to his interest in the Common Elements as shown in Exhibit D; or
- (b). if reconstruction takes place, then such proceeds shall be used to meet reconstruction costs as provided in Article VIII of the Master Deed and Article VII of these Bylaws, and any proceeds remaining after all the costs of reconstructing the Property have been paid shall be distributed to the Council for the benefit of all Co-Owners.

E. Insurance by Co-Owners. Each Co-Owner shall be responsible for obtaining such amounts of the following types of insurance as he deems necessary or desirable:

- (1). hazard insurance on his Villa and its contents for his own benefit, and
- (2). liability insurance covering accidents occurring within his Villa. Any Co-Owner who obtains hazard insurance for his own benefit shall within thirty days of obtaining the same deliver to the Board of Directors a copy of the policy of insurance.

ARTICLE X

RESTRICTIONS AND REGULATIONS

A. Restrictions. The use of the Property shall be subject to the following restrictions:

- 1. Villas shall be used only as residences.
- 2. A Co-Owner shall neither create or permit excessive noise, smoke, offensive odors, or any nuisance nor unreasonably interfere with the use and enjoyment of the Property by any other person entitled to the same. No person shall maintain on the Property, and no Co-Owner shall permit within his Villa any condition which is unreasonably hazardous to the life, health, or property of any other person.

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B. Regulations. The Board of Directors may adopt and amend from time to time such reasonable house rules or regulations (Regulations) governing the operation and use of the Property as they may deem necessary or desirable. It shall not be necessary to record Regulations newly adopted or the amendment or repeal of existing Regulations, but no Co-Owner shall be bound by any newly adopted Regulation or any amendment or repeal of an existing Regulation until a copy of the Regulation has been delivered to him.

C. Enforcement. The Board of Directors shall enforce the terms of the Act, the Master Deed, the Bylaws and the Regulations by taking prompt action to correct any violations. In addition to any other remedy to which the Council or any Co-Owner may be entitled, the Board of Directors may impose against a Co-Owner a reasonable fine not to exceed a total of ten dollars (\$10.00) per day for any violation of the Act, the Master Deed, the Bylaws, or the Regulations, and each day during which a violation occurs or continues may be deemed a separate offense. Fines shall be collected by Individual Assessment.

D. Responsibility of Co-Owners. Each Co-Owner shall be deemed responsible for the conduct of members of his household and his tenants, agents, guests and pets, but the responsibility of the Co-Owner shall not release any member of his household or any of his tenants, agents, or guests for any liability to the Council or to a Co-Owner for their own acts.

ARTICLE XI

LIABILITY AND INDEMNIFICATION

A. Liability of Council. A Co-Owner shall not be liable for a greater fraction of a debt or liability of the Council than his fraction of ownership of the Common Elements. All correspondence of the Council and all contracts executed by the Council shall contain the following statement:

Courtside Villas Council of Co-Owners is a corporation established pursuant to the Horizontal Property Act of South Carolina. No member of the Council shall be liable for a greater fraction of a debt or liability of the Council than his fraction of ownership of the Common Elements.

B. Indemnification Among Co-Owners. A Co-Owner shall be entitled to contribution from and indemnification by every other Co-Owner to the extent that he discharges or is required to discharge any portion of any liability of the Council in excess of his proportionate share, except that no Co-Owner shall be required to provide contribution or indemnification on account of a debt which was due and payable prior to the time he became Co-Owner.

C. Liability of Directors and Officers. No Director or officer of the Council shall be liable to any Co-Owner for any decision, action, or omission made or performed by such Director or officer in the course of his duties unless such Director or officer acted in bad faith or in reckless disregard of the rights of any person or of the terms of the Act, the Master Deed, or these Bylaws.

D. Indemnification of Directors and Officers. The Council shall indemnify and defend each Director and officer of the Council from any liability claimed or imposed against him by reason of his position or decision, action or omission as a Director or an officer of the Council if all of the following conditions are satisfied:

1. such Director or officer is not required to bear such liability by the terms of the Act, the Master Deed, or these Bylaws;
2. such Director or officer gives the Council adequate notice of the claim or imposition of liability to permit the Council reasonable opportunity to defend against the same; and
3. such Director or officer cooperates with the Council in defending against the claim.

The expense of indemnifying a Director or an officer shall be a Common Expense and shall be borne by all the Co-Owners, including such Director or officer.

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ARTICLE XII

ATTESTATIONS AND CERTIFICATIONS

A. Attestation of Documents. The presence of the signature of the Secretary or Assistant Secretary of the Council on any contract, conveyance, or any other document executed on behalf of the Council by another officer of the Council shall attest:

1. that the officer of the Council executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute the document on behalf of the Council, and that the signature of the officer subscribed on the document is genuine; and
2. that the execution of the document on behalf of the Council has been duly authorized.

B. Certification of Documents. When any document relating to the Property or the Council is certified as authentic by the Secretary or an Assistant Secretary of the Council, a third party without knowledge or reason to know to the contrary may rely on such document as being what it purports to be.

C. Certification of Actions and Facts. When there is executed by the Secretary or an Assistant Secretary a written statement setting forth (i) actions taken by the Council or by the Board of Directors, or (ii) facts relating to the Property or the Council as determined by the Board of Directors, a third party without knowledge or reason to know to the contrary may rely on such statement as factually true and correct.

ARTICLE XIII

MISCELLANEOUS

A. Record of Ownership. Any person who acquires title to a Villa (unless merely as security for a debt) shall promptly inform the Board of Directors of his identity and the date upon and the manner in which title was acquired. The Board of Directors shall maintain a record of the names of all Co-Owners and of the dates upon which they acquired title to their Villas.

B. Notices. Any notices or documents placed in the mail receptacle or affixed to the front door of a Villa by or at the direction of the Board of Directors shall be deemed delivered to the Co-Owner of the Villa unless he has previously specified to the Board of Directors in writing another address for delivery of notices and documents. Any notice or document addressed to the Board of Directors and delivered to any Director by or at the direction of a Co-Owner shall be deemed delivered to the Board of Directors.

C. Waiver. No provision of the Bylaws or the Regulations shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless the number of violations or breaches which may have occurred.

D. Conflicts. In the event of any conflict between the Bylaws and the Act or the Master Deed , the Act or Master Deed shall control, as appropriate. In the event of a conflict between the Bylaws and the Regulations, the Bylaws shall control.

E. Severability. The provisions of the Bylaws are severable, and the invalidity of one or more provisions shall not be deemed to impair or affect in any manner the enforceability or effect of the remainder.

F. Captions. Captions are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of the Bylaws or the intent of any provision.

G. Gender and Number. All pronouns shall be deemed to include the masculine, the feminine, and the neuter, and the singular shall include the plural, and the vice versa, whenever the context requires or permits.

Originally Filed, Indexed and Recorded
September 25, 1979, 4:50 PM
Book L 120 Page 43
Here Revised August 21, 2006

COURTSIDE VILLAS HORIZONTAL PROPERTY REGIME
NOW KNOWN AS
COURTSIDE VILLAS COUNCIL OF CO-OWNERS, INC.

BYLAWS. Page 11 of 11.

H. Bylaw Revisions and Amendments. The Council during its annual meeting of November 12, 2005, requested the Manager to revise these Bylaws to reflect certain corrections due to the experience of current operations. These revisions are indicated in the bold type. These Bylaws, as revised, are approved by the Board of Directors as indicated by their signatures below.

Courtside Villas Council of Co-Owners Board of Directors:

George E. Galayda 11.20.06
George E. Galayda, President Date

Janette B. Napier
witness
Karen Martin
witness

Elias J. Vervilles 11.20.06
Elias J. Vervilles, Vice President Date

Janette B. Napier
witness
Karen R. Martin
witness

Cornelius Inabinett 11.20.06
Cornelius Inabinett, Secretary & Treasurer Date

Janette B. Napier
witness
Karen Martin
witness

Notary for South Carolina

Janette B. Napier

Expires 2-13-2012

The foregoing instrument was acknowledged before me by its maker.

Date:

Jeanette B Napier January 17, 2007
Signature of Notary Date

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the above named Courtside Villas Council of Co-Owners Inc. personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.



Sworn to before me this 17th day of January, 2007.

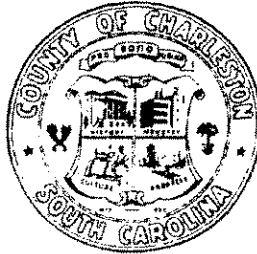
Jeanette B Napier
Signature of Notary

My commission expires: 2-13-2012

BK R 612PG317

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NOTE: This page **MUST** remain with the original document



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Title per Cindy

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3690 BOHICKET RD STE 1B
JOHNS ISLAND SC 29455

*7-11
Cindy*

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January 19, 2007
9:36:34 AM

BK R 612PG305

Charlie Lybrand, Register
Charleston County, SC

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