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A RESOLUTION OF THE BOARD OF DIRECTORS ESTABLISHING POLICY FOR COMMON AREA USE

WHEREAS the Board of Directors of the Hidden Cove Property Owners Association is designated in Section 1.4 of Covenants as the governing body of the Association; and

WHEREAS the Board is authorized by the Covenant Section 3.2 and in the By-Laws Article VII to adopt and publish rules and regulations governing the use of the Common Areas and facilities; and

WHEREAS the Board wishes to clarify certain definitions and policies governing the use of common areas of the Association;

NOW, THEREFORE BE IT RESOLVED that the Board does hereby adopt the following policy governing the use of the Association common areas:

Hidden Cove Policy on Common Area Use

A. Summary of Relevant Covenants and By-Laws

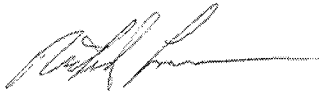
- a) Common areas are devoted to the use and enjoyment of lot Owners (Covenants Sec 1.6 & 3.3)
- b) Individuals who are not lot Owners, but are Occupants of Hidden Cove (Covenants Sec 1.17), are not granted in the Covenants or By-Laws any right of use or enjoyment of common areas.
- c) Use of common areas by renting or leasing Occupants, or by the General Public, is not prohibited in the Covenants nor the By-Laws.

B. Policy Statements

- a) Each lot carries with it rights to the use of common areas by the Owner.
 - i) The Owner of the lot may lease property with or without including the rights of common area use.
 - ii) Owners may not maintain their rights of use and simultaneously lease those rights to an Occupant.
 - iii) The transfer of rights of common area use by an Owner to an individual who is not an Occupant is prohibited.
- b) Occupants of Hidden Cove are defined as:
 - i) Residents with a permanent address within Hidden Cove, evidenced by:
 - (1) A driver's license or other government issued identification;
 - or
 - ii) Members of the military stationed in the area and residing in Hidden Cove, evidenced by:
 - (1) A utility bill, bank statement or similar document; and a valid military ID; and a lease or rental agreement transferring the Owner's rights of common area use.
- c) Guests are not Occupants nor Owners.
 - i) Guests must be accompanied by an Owner, or Occupant with common area rights, at all times.

- ii) Family of an Owner and/or Occupant, that are not themselves Occupants, as defined here are guests.
- d) The General Public shall be defined as neither Occupants nor Owners nor guests.
 - i) The General Public may be granted use of common areas at the discretion of the Board.
 - ii) A fee for such use is established by the Board.
- e) Owner, Occupant, or General Public use of common areas other than for the personal enjoyment of an Owner or Occupant (together with a policy-limited number of guests) may be granted by the Board.
 - i) The Board shall consider common area use under this policy as generally requiring a clear agreement by a super-majority (66%) of Owners that such activity should take place. The burden of demonstrating the overwhelming agreement of Owners lies with the proposer of the activity.
 - (1) Absent tangible evidence provided by the proposer (e.g. signed petitions), a super-majority of the Board is required to approve a proposed common area use falling under this section.
 - ii) Examples of common area use "other than for personal enjoyment" are listed here to promote understanding only and is not intended to be exhaustive nor comprehensive:
 - (1) Scouting meetings
 - (2) Political discourse on town, county, state or national issues
 - (3) Candidate for election meetings
 - (4) Church / religious group meetings
 - (5) Information tables of any kind
 - (6) Commercial use of any kind
 - (7) General Public use of any kind

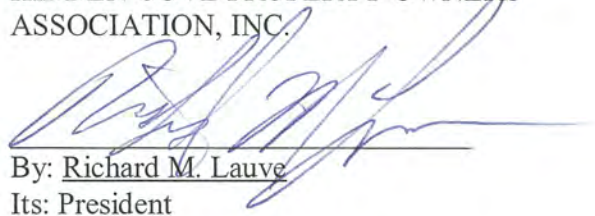
Approved by the Board
December 5, 2018



Richard Lauve
President
Hidden Cove POA

I certify that the foregoing A Resolution of the Board of Directors Establishing Policy for Common Area Use constitutes the original A Resolution of the Board of Directors Establishing Policy for Common Area Use of Hidden Cove Property Owners Association, Inc., as duly adopted at a meeting of the Board of Directors, held on the 5th day of December, 2018 and have executed the A Resolution of the Board of Directors Establishing Policy for Common Area Use this 2nd day of January, 2019.

HIDDEN COVE PROPERTY OWNERS
ASSOCIATION, INC.

A handwritten signature in blue ink, appearing to read "Richard M. Lauve", is written over a horizontal line.

By: Richard M. Lauve

Its: President

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| RECORDED | | |
| Date: | January 7, 2019 | |
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Note:

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| Recording Fee | \$ 10.00 |
| Extra Reference Cost | \$ - |
| Extra Pages | \$ - |
| Postage | \$ - |
| Chattel | \$ - |
| TOTAL | \$ 10.00 |

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