

**HIDDEN COVE**  
PROPERTY OWNERS ASSOCIATION

**COMMUNITY BOAT LANDING REGULATIONS**  
**Revised December 4 2019**

- 1) **Liability:** The Association, its Members and Board of Directors, and Management assume no responsibility for loss through fire, theft, collision, or other damage to boats/watercraft, their contents, other boats/watercraft, and structures in the area set aside for the community boat landing. Additionally, the Association assumes no responsibility for personal injury or death to any owner, his/her crew, family, or guests anywhere on the premises or dock, whether due to negligence of the Association, its Members, or its Board of Directors. This provision, and the regulations and limitations contained herein also apply to vehicles of the boat/watercraft and those of other family or guests.
- 2) **Usage for Members Only:** Only property owners ("Members") in good standing of the Association (defined as having no unpaid dues, late charges, or fines, and not having been denied access to the facilities for reason of previous misuse) are authorized to park, launch, and/or moor their boats/watercraft at the community boat landing. Only Members, resident family members, and guests are permitted to utilize the dock and its facilities. **Any non-resident must be accompanied by an Owner at all times.**
  - a. All Owners are responsible for their own, and their guests' conduct. It is the responsibility of the Owner to inform their guests of the boat landing regulations and ensure compliance. Common sense and courtesy to fellow homeowners and dock users are expected.
- 3) **Decals:** ***\*\*The Association decal must be displayed on a Member's trailer affixed conspicuously to the Port-side tongue or winch riser.*** Decals are obtained by completing an application form (attached) AND providing a copy, or showing the original, current unexpired SCDNR registration (not title), that shows the name of the property owner (or renter with property rights transferred). For annual renewals, registration may be shown at annual key exchange, or scanned and emailed to jhaynie@spectrumproperties.biz, or copied and mailed in with ballot.
  - a. Each issued decal will have a unique identification number assigned, and are valid only for the Member and boat/watercraft to which the original decal was issued. Decals may not be transferred to the boats/watercraft of non-Members, given to a non-applying Member. A new decal must be applied for when the Member needs to register a new (replacement) boat/watercraft.
  - b. **The sale or transfer of a Hidden Cove lot or home voids its Member's associated decal(s).**
  - c. Only those boats/watercraft with a proper trailer decal are permitted to utilize the dock or its facilities. If the decal is not displayed, the Association may have the boat/watercraft, vehicle, and/or trailer removed, and all costs associated with such removal and subsequent storage shall be at the offending Owner's sole expense.
    - i. Members accompanying a guest-owned boat and trailer must leave notice on the driver's side dash of the vehicle attached to the trailer. (form attached) **Guests and visitors must be accompanied by an Owner.**
- 4) **Hours of Operation:** **The boat landing is available for use 24 hours per day 7 days per week, except during any Association event authorized by the Board of Directors.** Notwithstanding, the Board reserves the right to close the boat landing and/or dock for repairs, emergency conditions, or other circumstances as deemed necessary.
- 5) **No Overnight Parking:** **Parking of vehicles, boats/watercraft, and/or trailers at the boat landing or dock for storage is prohibited.** Unauthorized or illegally parked vehicles, boats/watercraft, and/or trailers will be subject to towing at the Owner's expense.
- 6) **Fireworks:** The use of fireworks at the boat landing and community dock is prohibited.

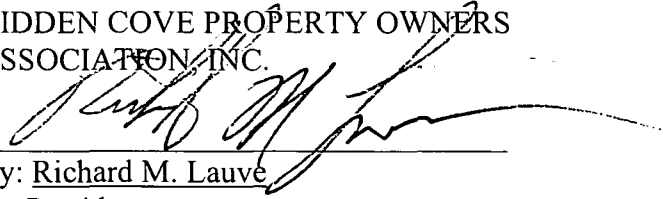


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I certify that the foregoing revised Community Boat Landing Regulations constitutes the original revised Community Boat Landing Regulations of Hidden Cove Property Owners Association, Inc., as duly adopted at a meeting of the Board of Directors, on the 4<sup>th</sup> day of December 2019 and have executed the revised Community Boat Landing Regulations this 8th day of January, 2020. The foregoing supersedes any regulations previously adopted and recorded addressing boat landing regulations. Reference is made to the Declaration of Covenants and Restrictions for Hidden Cove Subdivision recorded at Book 174 at Page 523 of the Register of Deeds of Charleston County. <sup>^</sup><sub>P</sub>

HIDDEN COVE PROPERTY OWNERS  
ASSOCIATION, INC.

  
By: Richard M. Lauve  
Its: President

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