

Section III. Rules and Regulations To protect the dedicated and private properties the following are rules and regulations for the conduct and enjoyment of Deer Park and Common Wood. The following shall be observed and obeyed:

- (a) No loud vehicles or motorbikes shall cross the bridge not be allowed on Deer Island.
- (b) Sea Lofts are primarily designed for vacation short-stay usage and are not recommended for more than four (4) adults. Long term subleasing by tenants is prohibited.
- (c) Parking is limited to the asphalt area at each Sea Loft for, under normal conditions, not more than two (2) vehicles.
- (d) Formal landscaping is prohibited. Owners are encouraged to plant native wild plants and other foliage to blend with the present landscape.
- (e) No disturbance of the tranquility of these properties shall be permitted.
- (f) No vehicles shall be stored for any length of time. No vehicle repair is allowed except in an emergency.

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- (g) Pets must be restrained at all times so they are not offensive to owners, tenants or guests.
- (h) No garments, towels or similar distractions ("Christmas Tree" lights) shall hang from deck or railings.
- (i) No open fires or fireworks are permitted at any time.
- (j) No Sea Loft deck, railing or walkway in the immediate vicinity of a Sea Loft are to be left in a state of disrepair or clutter. Such disregard by owner or guest may be corrected by the managing agent at the expense of the owner, subsequent to a written notification to the owner of the unacceptable condition.
- (k) No owner, resident, or lessee may direct the work of an employee of the managing agent except in an emergency.
- (l) A working key to an entry door must be in the secured possession of the managing agent.  
(Masteller/Fraser and Associates).

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(m) It is the responsibility of the owner/owners of a Sea Loft to make these rules and regulations known to their agents or other parties that have access to their Sea Loft.

(n) Owners, their tenants and their guests, are held responsible by the board for compliance with these restrictions. These rules and regulations are the minimum restrictions necessary for the enjoyment of the properties that are adopted and published by the Board of Directors in accordance with the Association. In the event of a serious violation, breach or non-compliance with the restrictions contained herein by any lot owner or agent of such owner, including guests and tenants, they shall be subject to legal actions to compel compliance.

All other Articles of the Declaration of Covenants and Restrictions remain unchanged as to their terms and effect. Should the amendment of Article VI conflict with any other articles, then this amendment shall control.

IN WITNESS WHEREOF, THE SEA PINES DEER ISLAND OWNERS' ASSOCIATION, INC., A South Carolina non-profit corporation has caused this instrument to be executed on December 8, 1989, by its President and attested by its Secretary, pursuant to the majority vote of owners at its annual meeting held on March 31, 1989.