



BP0771402

PGS:

12

RULES AND REGULATIONS OF LAKE HUNTER COMMONS ASSOCIATION, INC.

The undersigned John J. Dodds, III, attorney for Lake Hunter Commons Association, Inc. ("Association"), does hereby certify that the attached ten (10) pages constitute the current Rules and Regulations of Association and are being recorded in the Register's Office for Charleston County, South Carolina in accordance with the requirements of Section 27-30-130, Code of Laws of South Carolina, 1976, as amended.

WITNESS my hand and seal this 8th day of January, 2019, at Mount Pleasant, South Carolina.

(Seal)

John J. Dodds, III

Lake Hunter Commons Rules and Regulations

Update July 17, 2017

The Board of Directors of the Lake Hunter Commons Association, Inc. is authorized to make and enforce rules and regulations governing the use of the Lake Hunter Common Properties and Lots pursuant to the Declaration of Covenants and Restrictions and By-Laws.

A Resolution was approved by the Board to adopt a revised set of Rules and Regulations as set forth herein. These Rules and Regulations will take effect on August 1, 2017.

These Rules and Regulations may be supplemented or clarified by other published resolutions of the Board of Directors and are incorporated pursuant to their reference.

LAKE HUNTER COMMONS ASSOCIATION, INC.

Community Website: <http://cmgcharleston.com/lake-hunter-commons-hunter-lake-mt-pleasant/>

RULES AND REGULATIONS

BELOW ARE THE REVISED AND RESTATED RULES AND REGULATIONS ("RULES") OF THE LAKE HUNTER COMMONS ASSOCIATION, INC ("THE ASSOCIATION"). THE RULES AND REGULATIONS ARE DERIVED FROM THE ASSOCIATION'S GOVERNING DOCUMENTS. WHETHER YOU ARE AN OWNER RESIDENT, LEASEE/RENTER RESIDENT, VISITOR OR A GUEST OF THE ASSOCIATION OR ANY MEMBER, YOU ARE OBLIGED TO ADHERE TO THESE RULES AND REGULATIONS WHILE ON ANY PROPERTY WITHIN LAKE HUNTER COMMONS.

THE OWNER SHALL BE RESPONSIBLE FOR THE CONDUCT OF HIS OR HER TENANTS, GUESTS AND PETS.

1. Townhouse Units

- 1.1 Lots inclusive of their structures shall be used for residential townhome purposes only. No Lot shall be used for any commercial purpose or rented for less than one year, nor shall it be rented or leased for transient or hotel purposes.
- 1.2 Owners may not make non-emergency alterations to the interior of their townhomes which involve structural changes without prior written approval of the Board of Directors or Architectural Control Committee. Emergency situations which reasonably require necessary alterations for the preservation of the property or safety of people are obviously permitted but the Owner is required to make the Board of Directors or Architectural Control Committee aware of the modification as soon as possible (and no less than 24 hours later). Any emergency alteration which is deemed to be unnecessary is subject to modification or rejection by the Board of Directors or Architectural Control Committee and remediation of the same will be at the Owner's expense.
- 1.3 Changes may not be made to exterior colors or materials, visible blinds, and design and type of door without prior written approval from the Board of Directors or Architectural Control Committee.
- 1.4 No owner may use or allow use of their unit, a common element, or a limited common element in any manner which creates excessive or loud noise between the hours of 10:00 PM and 8:00 AM Monday through Friday (non-holidays) or between 10:00 PM and 10:00 AM Saturday, Sunday and federally recognized holidays. Exceptions may be granted for good cause but must be obtained with prior written approval from the Board of Directors.
- 1.5 During cold months, thermostats of townhomes shall be set to a minimum of 55° when outdoor temperature is at or below 35°.

- 1.6 No bird or animal shall be kept or harbored on any Lot except by permitted by the ordinances of the Town of Mt. Pleasant. In no event shall dogs be permitted on any of the Lake Hunter Commons Properties unless carried or on a leash and the owner shall be responsible for the cleanup after their animals including any solid waste. Animals shall not be left unattended while outside. The owner of any pet shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having a pet upon Lake Hunter Commons Properties. Pets are not allowed in the pool or clubhouse area.
- 1.7 Suitable birds and animals may be kept solely as domestic pets and not for any commercial purpose including but not limited to breeding. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any pet shall be constructed or maintained on any part of the Common Areas, Open Space or Private Open Space areas.
- 1.8 Other than individual unit markers or the approved "For Sale" sign, no signs of any type are to be displayed by any owner, tenant, resident or real estate agent so as to be visible outside a townhouse.
- 1.9 Time sharing is strictly prohibited.
- 1.10 Owners are responsible for the actions of their tenants and shall provide Community Management Group with a copy of the executed Lease and the completed Tenant Information Form and Vehicle Registration Form which can be downloaded from the community website.
- 1.11 Owners must provide the tenants with a copy of the Association's Rules and Regulations. This document can be downloaded from the website.
- 1.12 If damage to the interior of the unit is suspected, the Board of Directors has the right to inspect the unit to ensure that damage within the unit does not affect any of the common areas or elements of the Association or any structural or shared walls.
- 1.13 **Maintenance:** All structures shall be kept in good condition and repair. All homeowners are responsible for inspecting their own property periodically to ensure that there is, without limitation, no faded or peeling paint, rotting wood, warped or loose siding, loose mortar or palled masonry. It is necessary that all wood surfaces such as door and window trim, bay windows, dormers, and garage doors be caulked, sanded and painted periodically to keep them in good condition. Without limitation, all roofs and exterior finishes, whether brick, metal, vinyl, wood, or any other material, should be maintained in a state of good repair. A state of good repair consists of ensuring that the unit and its entire component parts look substantially as good as it did when it was new. Siding and exteriors must be clean and free of mold. Homeowners must replace or, if possible, repair any rotted wood components.
- 1.14 **HOA inspection and fines:** The HOA and/or Architectural Control Committee have the right to inspect all properties within the community. Violations of these maintenance standards are violations of the community governing documents and may result in a violation notice. If a violation is not corrected within the specified time period, it can result in a fine for non-compliance and additional costs if the community must take action to have the work performed to bring the unit into compliance (which the HOA is under no obligation to perform).
- 1.15 **Conveyance:** Upon sale or conveyance of a unit, the homeowner will notify the property manager and the new owner must complete the homeowner information form and vehicle registration form.

2. Common Elements

- 2.1 Any non-emergency exterior alterations or modifications to the Lot (including the townhouse) or common elements, whether temporary or permanent, must have prior written approval by the Board of Directors or Architectural Control Committee; applications for same are available on the community website. Emergency situations which reasonably require necessary alterations for the preservation of the property or safety of people are obviously permitted but the Owner is required to make the Board of Directors or Architectural Control Committee aware of the modification as soon as possible (and no less than 24 hours later). Any emergency alteration which is deemed to be unnecessary is subject to modification or rejection by the Board of Directors or Architectural Control Committee and remediation of the same will be at the Owner's expense.
- 2.2 No bikes or toys may be left in the commons areas overnight.
- 2.3 No fences may be altered or erected without Board of Directors or Architectural Control Committee approval.
- 2.4 No signs, art, or flags other than the American flag described in 2.6 may be hung or posted on the exterior of any unit or in the common areas.
- 2.5 No owner or resident may place or do any activity that will create disorderly, unsightly or unkempt conditions of the exterior of the unit. This includes, but is not limited to the prohibition from hanging clothes, towels, rugs or other household or sports/play items on the outside of the unit. No string type lights may be strung from the exterior of any unit or in the common areas except between Thanksgiving and New Year's holidays.
- 2.6 Owners are responsible for cleanup of vendors that they hire.
- 2.7 Any homeowner or tenant may display one portable, removable United States flag in a respectful manner, consistent with 36 U.S.C. Sections 171-178, as amended, from or in front of their unit.
- 2.8 No radio, television satellite equipment, canopies or awnings shall be placed on the exterior of any unit without written consent of the Board of Directors or Architectural Control Committee.
- 2.9 Abandoned or discarded personal property of any kind may not be stored in any area that is a portion of a common area. All personal property must be removed from the clubhouse and pool area after use. The HOA is not responsible for the care or preservation of any personal property left unattended in a common area.
- 2.10 Littering of any sort is strictly prohibited and subject to fines. All rubbish, trash and garbage shall be regularly removed from the unit and shall not be allowed to accumulate therein. Garbage receptacles must be screened from view and stored in locations approved by the Board of Directors or Architectural Control Committee except between the hours of 5:00 PM the day before collection and 10:00 PM the day of collection.
- 2.11 There shall be no obstruction of any common elements without prior written approval of the Board of Directors.
- 2.12 Each Property Owner may add to the landscaping around the townhome located upon his Lot so long as such additions have prior written approval by the Board of Directors or

Architectural Control Committee; provided, however, the Association shall have a right to enter upon the Lot for purpose of maintaining all general landscaping around each building and the Lake Hunter Commons Properties. The Property Owner and any successor in interest shall be responsible to maintain any additional landscaping approved by the Architectural Control Committee and if the Property Owner fails to maintain such additional landscaping, the Association shall have the authority to remove such landscaping at the Owner's expense. Owners are responsible for informing purchasers of their Lots at or before closing of the obligation to maintain any additional landscaping. This approval is subject to revocation at any time and the Owner is responsible for any expense associated with remediation of the property. The Lot Owner shall maintain all landscaping within the enclosed area of any fence.

- 2.13 No boats, trailers, overnight campers, commercial trucks, or other utility type vehicle shall be parked on any Lot or on the streets within Lake Hunter. Garages shall be used for parking of vehicles and not as a storage area. Garages shall not be permitted to be enclosed as a room. Garage doors should remain closed.
- 2.14 The addition of lawn or common area furniture, ornaments, art, or structures is prohibited unless prior written approval is obtained from the Architectural Control Committee. This approval is subject to revocation at any time and the Owner is responsible for any expense associated with remediation of the property.

3. Landscaping

- 3.1 The planting of any flowers, bushes, trees or vegetables by owners or residents is prohibited on all areas of the common property without submitting a detailed proposal to the Architectural Control Committee which is approved, in writing, prior to the installation of the same. The Architectural Control Committee will review the proposal and written approval or denial will be sent to the unit owner. The Property Owner and any successor in interest shall be responsible to maintain any additional landscaping approved by the Architectural Control Committee and if the Property Owner fails to maintain such additional landscaping, the Association shall have the authority to remove such landscaping at the Owner's expense. Owners are responsible for informing purchasers of their Lots at or before closing of the obligation to maintain any additional landscaping. This approval is subject to revocation at any time and the Owner is responsible for any expense associated with remediation of the property.
- 3.2 No container plants, bird baths, bird feeders or other temporary or permanent items are to be placed within common areas without prior written approval of the Architectural Control Committee. Any approved alteration shall be maintained at the expense of the owner and subject to alteration or revocation by the Architectural Control Committee at any time.
- 3.3 The cutting, trimming, clearing and/or the removal of any natural landscape without the express prior written consent of the Board of Directors is prohibited and subject to fine.

4. Parking

- 4.1 No vehicle of any kind may be kept, stored or parked on the pads unless: (a) the vehicle is parked or stored on and fully within the concrete parking pad; (b) the vehicle is lawfully registered with and titled to an owner, full-time resident or short-term guest, and the vehicle from any particular address are parked for no longer than 48 hours consecutively, with no less than 48 hours parked

elsewhere. (As a practical example, no car-swapping from a single residence driveway will circumvent this Rule).

4.2 A short-term exception can be granted to a Resident by the Association through its management company or upon a duly-designated person(s) appointed for such purpose.

4.3 There shall be no street parking within Lake Hunter Commons.

5. Pool and Clubhouse

5.1 The swimming pool and swimming pool area are for the use of the Lake Hunter townhomes residents, their tenants and their invited guests.

5.2 All guests 18 years of age or under must be accompanied by an owner at all times.

5.3 All guests over 18 must be accompanied by an owner or tenant.

5.4 The number of guests in one group in the pool at any one time shall not exceed four.

5.5 No group of guests over four will be allowed on Saturday and Sunday.

5.6 Owners are reminded that they are responsible for the conduct of their guests at all times.

5.7 No jumping of the fence; the cost of any damage incurred in so doing is the responsibility of the responsible homeowner.

5.8 Any person having any apparent skin disease, sore or inflamed eyes, cough, cold, nasal, or ear discharges, or any communicable disease shall be excluded from the pool.

5.9 No boisterous or rough play is permitted in the pool or in the pool area.

5.10 Spitting and spouting water in the pool is prohibited.

5.11 No horseplay or running in pool area.

5.12 The use of glassware or glass bottles, etc., in the pool area is prohibited.

5.13 Observe swimming hours as posted.

5.14 All individuals will take a shower in their townhome or in facilities provided for that purpose before entering the swimming pool and will provide their own towels.

5.15 Attire will conform to conventional swimming suits. Full trunks or swimming suits will be worn.

5.16 It is requested that all individuals cooperate in maintaining maximum cleanliness and tidiness in the swimming pool area.

5.17 Tobacco, beverages, or food may not be taken within eight feet of the swimming pool.

5.18 No children in diapers are allowed in the pool. Violation of this provision is subject to immediate fine.

5.19 No pets are allowed in the swimming pool or the clubhouse area. Violation of this provision is subject to immediate fine.

5.20 The Clubhouse is for the use of Lake Hunter townhome owners, residents and their invited guests.

5.21 The Clubhouse shall be used in accordance with the rules and regulations as posted therein.

5.22 Any persons using the Clubhouse shall be responsible for keeping it clean and presentable.

5.23 Each owner shall be responsible for any damage caused to the Clubhouse or its contents by the owner or any of the owner's family, tenants, or guests. The owner shall pay for any such damage.

5.24 The Board of Directors may establish fees and times that the Clubhouse and pool may be used for private functions by Owners.

6. Fine/Penalties

There is a penalty fine for violation of The Rules and Regulations and their accompanying resolutions as well as the Covenants and Restrictions or By-Laws (even where not expressly referenced). These penalties apply even where the individual rule or provision does not explicitly provide that a violation is subject to fine. Fines are levied against the Owner for their own

violations or the violations of their respective tenants, residents, guests, invitees and licensees. Fines which take effect pursuant hereto may be enforced by the same procedure as an assessment including the filing of a lien against the owner's Lot.

The fine system is as follows:

- 6.1 Warning and Opportunity to Correct (for non-immediate fines only): For anything other than an immediate fine, a courtesy letter is mailed to the owner indicating the nature of the violation. The owner will be provided fifteen (15) days' notice to correct the violation. Any violation not corrected in whole or in part within fifteen (15) days is subject to the progressive fine structure as set forth herein.
- 6.2 First Violation: If after fifteen (15) days' notice a warning is not corrected in whole or in part as set for the in the warning letter, or if there is a violation that is subject to an immediate fine, a first violation letter will be mailed to the owner setting forth that a \$50 fine will be assessed. The letter shall describe the nature of the violation and will provide for a hearing process as follows: (i) at least fifteen (15) days' prior written notice of the fine's effective date; (ii) an opportunity for the owner to submit a written appeal for a hearing, which may be held verbally or in writing at the discretion of the Board of Directors, not less than five (5) days before the effective date of the fine by the Board of Directors or its appointee to decide that the fine not take place -- or such lesser notice depending on the nature of the infraction so long as such notice and hearing process is fair and reasonable, taking into consideration all of the relevant facts and circumstances; (iii) it shall be the owner's responsibility to timely make a written appeal prior to the fine taking effect and any appeal submitted after the effective date of the fine shall be considered waived; and (iv) the fine shall be assessed as described in the first violation letter if the Board of Directors denies the appeal. Written notice shall be given by first class mail sent to the last address of the owner shown on the corporation's records.
- 6.3 Second Violation: If a violation is not corrected in whole or in part after the fine has taken effect as set forth in the first violation letter, or if there is a subsequent violation subject to an immediate fine, a second violation letter will be mailed to the owner setting forth that an additional \$100 will be assessed. The letter shall describe the nature of the violation and will provide for a hearing process as follows: (i) at least fifteen (15) days' prior written notice of the fine's effective date; (ii) an opportunity for the owner to submit a written appeal for a hearing, which may be held verbally or in writing at the discretion of the Board of Directors, not less than five (5) days before the effective date of the fine by the Board of Directors or its appointee to decide that the fine not take place -- or such lesser notice depending on the nature of the infraction so long as such notice and hearing process is fair and reasonable, taking into consideration all of the relevant facts and circumstances; (iii) it shall be the owner's responsibility to timely make a written appeal prior to the fine taking effect and any appeal submitted after the effective date of the fine shall be considered waived; and (iv) the fine shall be assessed as described in the second violation letter if the Board of Directors denies the appeal. Written notice shall be given by first class mail sent to the last address of the owner shown on the corporation's records.
- 6.4 Third Violation: If the violation described in a second violation letter is not corrected in whole or in part after the fine has taken effect, or if there is a

subsequent violation subject to an immediate fine, a third violation letter will be mailed to the owner setting forth that (a) an additional \$150 will be assessed and/or (b) the Board of Directors will have the option but not the obligation to cause the violation to be corrected, with the cost of the same to be assessed against the owner. The letter shall describe the nature of the violation and will provide for a hearing process as follows: (i) at least fifteen (15) days' prior written notice of the fine's effective date and/or the date of the correction of the violation; (ii) an opportunity for the owner to submit a written appeal for a hearing, which may be held verbally or in writing at the discretion of the Board of Directors, not less than five (5) days before the effective date of the fine and/or the date of the correction of the violation by the Board of Directors or its appointee to decide that the fine and/or the date of the correction of the violation not take place -- or such lesser notice depending on the nature of the infraction so long as such notice and hearing process is fair and reasonable, taking into consideration all of the relevant facts and circumstances; (iii) it shall be the owner's responsibility to timely make a written appeal prior to the fine taking effect and/or the date of the correction of the violation and any appeal submitted after the effective date of the fine and/or the date of the correction of the violation shall be considered waived; and (iv) the fine and/or the date of the correction of the violation and its attendant cost shall be assessed as described in the third violation letter if the Board of Directors denies the written appeal. Written notice shall be given by first class mail sent to the last address of the owner shown on the corporation's records.

For purposes of the fine system, the following violations shall be deemed to be ongoing violations when repeated by or attributed to the same owner (including said owner's guests, occupants, cohabitants, tenants, contractors, or invitees) within any given consecutive twenty-four (24) month period: (1) waste or trash violations; (2) pet waste violations; (3) pool or clubhouse violations; (4) a violation that results in the interference of work by a vendor or increased expense to the Association; (5) sign violations; (6) pool violations; (7) parking violations; (8) landscaping violations; and (8) violations pertaining to the prohibitions against commercial use or short-term leasing or renting of Lots and common property.

Rules and Procedures

LAKE HUNTER COMMONS CLUBHOUSE

- (1) The Lake Hunter Commons Clubhouse is open for the use of Lake Hunter property owners and their accompanied guests. Areas available for common use include the large room, kitchen area, restrooms and pool.
- (2) Community-wide events will be scheduled and held from time to time at the facility, and private events may be scheduled by property owners on a first come/first served space available basis. **The hosting property owner must be in attendance at any scheduled event.**
- (3) Events must be scheduled through Community Management Group – 795-8484, and will be classified as one of the following:
 - (a) Small Event – groups of 10 or less – **Member Deposit Fee: \$75.00.** In order to receive a **\$50.00** refund the cleaning checklist must be completed. Furniture arrangement and the facility must be left in the condition in which it was found. All garbage generated must be bagged and removed from the premises. The facility will be inspected to make sure the cleaning checklist has been completed. Any damage noted will be deducted from the deposit. Any damage in excess of the deposit will be billed to the hosting property owner. Refunds will be mailed.
 - (b) Medium Event – groups of 11 – 25 – **Member Deposit Fee: \$100.00.** In order to receive a **\$50.00** refund the cleaning checklist must be completed. Furniture arrangement and the facility must be left in the condition in which it was found. All garbage generated must be bagged and removed from the premises. The facility will be inspected to make sure the cleaning checklist has been completed. Any damage noted will be deducted from the deposit. Any damage in excess of the deposit will be billed to the hosting property owner. Refunds will be mailed.
 - (c) Medium Event – groups of 25 – 50 – **Member Deposit Fee: \$125.00.** In order to receive a **\$50.00** refund the cleaning checklist must be completed. Furniture arrangement and the facility must be left in the condition in which it was found. All garbage generated must be bagged and removed from the premises. The facility will be inspected to make sure the cleaning checklist has been completed. Any damage noted will be deducted from the deposit. Any damage in excess of the deposit will be billed to the hosting property owner. Refunds will be mailed.
 - (d) Large Event – groups of 26 – 75 – **Member Deposit Fee: \$200.00.** In order to receive a **\$75.00** refund the cleaning checklist must be completed. Furniture arrangement and the facility must be left in the condition in which it was found. All garbage generated must be bagged and removed from the premises. The facility will be inspected to make sure the cleaning checklist has been completed. Any damage noted will be deducted from the deposit. Any damage in excess of the deposit will be billed to the hosting property owner. Refunds will be mailed.
 - (e) Keys must be returned immediately after the event. Be sure to contact us at least one week before the event to arrange to pick up the key.
- (4) Lost keys and keys not returned will result in all cost of re-keying and key distribution being charged against the deposit.
- (5) Availability of the facility for private use will be controlled by Lake Hunter Commons Community Association and its community manager.

- (6) Community Association sponsored social functions will have priority over private events.
- (7) **The property owner reserving the facility is responsible for the conduct of all guests associated with a private activity.**
- (8) Normal closing hours for clubhouse functions shall be 10:00p.m.
- (9) Events organized chiefly for minors MUST be supervised by responsible adults at all times and in all areas.
- (10) Neither the community management company nor the Community Association assumes any liability for personal injury to or for the loss of personal property of property owners or their guests using the Lake Hunter Commons facility.
- (11) The Association and community manager reserve the right to refuse use of the facility by any group or organization whose size is likely to strain the facilities or constitute a hazard in the event of fire or other emergency.
- (12) **SMOKING IS NOT PERMITTED INSIDE LAKE HUNTER COMMONS CLUBHOUSE AT ANY TIME.** Smokers outside the building are requested to dispose of their cigarette butts properly.
- (13) By order of the Fire Marshall, no grilling, grease cooking or deep frying will be allowed in the Clubhouse or in or near any pinestraw or mulch areas.
- (14) Host agrees to respect the "quiet enjoyment" of the residents of the community.
- (15) No one under the age of 21 may reserve the Clubhouse facility.
- (16) Hosting property owners will take full responsibility for locking up and securing the building and storage areas before leaving.
- (17) No pets are permitted within the Clubhouse facility at any time.
- (18) No fireworks of any kind are permitted at or near the Clubhouse facility at any time.
- (19) Renters of units in Lake Hunter Commons may book the facility. Property Owner must co-sign this application. Owner assumes full responsibility for the event including the conduct of their tenant and all guests, and any damage that may occur.

****Checks Payable to Lake Hunter Commons Community Association****
349 Folly Road, Suite 2B
Charleston, SC 29412

Name of responsible person(s): _____ Apx. # Guests: _____

Address: _____

Phone Number: _____ E-mail: _____

Date of Rental: _____ For the Hours of: _____ am/pm to _____ am/pm

For the Purpose of: _____
(Type of Activity)

Signature of responsible Party(ies) _____

RECORDER'S PAGE

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

**Filed By:**

CISA & DODDS
858 LOWCOUNTRY BLVD.
SUITE 101
MT. PLEASANT SC 29464 (COURIER)

RECORDED

Date: January 9, 2019

Time: 2:42:19 PM

Book

Page

DocType

0771

402

Misc

Michael Miller, Register
Charleston County, SC

MAKER:

LAKE HUNTER COMMONS

of Sats: # of Pages: 12
of References:

Note:

RECIPIENT:

NA

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ 7.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 17.00

Original Book:

Original Page:

DRAWER **Drawer 4**
CLERK **SLW**



0771
Book



402
Page



01/09/2019
Recorded Date



12
Pgs



Original Book



Original Page



D
Doc Type



14:42:19
Recorded Time

CISA & DODDS, LLP
ATTORNEYS AND COUNSELORS AT LAW
858 Lowcountry Boulevard, Suite 101
Mt. Pleasant, South Carolina 29464
Telephone (843) 881-6530 Fax (843) 881-5433

FRANK M. CISA
JOHN J. DODDS, III

frank@cisadodds.com
john@cisadodds.com

RECEIVED JAN 25 2019

January 24, 2019

VIA HAND DELIVERY

Lake Hunter Community Commons Association, Inc.
c/o Community Management Group
349 Folly Road, Suite 2-B
Charleston, SC 29412

Attn: Ashley Fitch, Community Manager

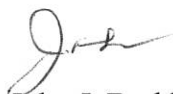
Dear Ashley:

Enclosed please find the recorded Rules and Regulations of Lake Hunter Community Commons Association, Inc., which Rules and Regulations were recorded in the Register's Office for Charleston County on January 9, 2019.

Also enclosed is my Invoice for services rendered.

With kind regards, I am

Sincerely,



John J. Dodds, III

Enclosures