



BP0123964

AMENDED BY-LAWS OF
OCEAN NEIGHBORS HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION. The name of the corporation is OCEAN NEIGHBORS HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the corporation shall be located at 147 Wappoo Creek Drive, Suite 604, Charleston, South Carolina 29412, but meetings of the members and directors may be held at such other places as may be designated by Declarant or the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to Ocean Neighbors Homeowners Association, Inc., its successors and assigns.

Section 2. "Property" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Areas" shall mean all areas or real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Property with the exception of the Common Areas, Residual Areas (prior to the subdivision and development thereof) or any street dedicated to a public body.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more person or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to James Island Development Company, LLC, its successors and assigns.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Property recorded in the RMC Office for Charleston

County.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within two (2) years from the date of incorporation of the Association and each subsequent regular annual meeting of the Members shall be held within twelve (12) months of the previous annual meeting.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by Declarant, the president of the Association or by the Board of Directors or upon written request of the Members who are entitled to at least five percent (5%) of all the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting by mailing a copy of such notice, postage prepaid, first class mail, at least ten (10) days before such meeting to each Member entitled to vote thereat addressed to the Member's address last appearing on the books of the Association or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members and/or proxies entitled to cast at least twenty-five percent (25%) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) directors who need not be Members of the Association. Notwithstanding any other provisions of this Article IV, until such time as the Class A membership votes exceed the Class B membership votes, the three (3) directors shall be comprised of individuals appointed exclusively by Declarant. At such time as there is no Class B membership, the Board shall be expanded to five (5) new members to be elected at the next annual meeting. One of the new members shall be elected for a term of two (2) years and the other for a term of one (1) year.

Section 2. Term of Office. At the first annual meeting, the Members shall elect one (1) director for a term of one (1) year and two (2) directors for a term of two (2) years. At each annual meeting thereafter, the Members shall elect directors for a term of two (2) years to fill any vacancies.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining Members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive any compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting (which they could take at a meeting) by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee

shall be appointed by the Board of Directors, prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall, in its discretion, determine but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-Members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

Meeting of Board of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held not less than quarterly, and at such other times as the Board of Directors shall deem appropriate at such time and place as may be fixed by the Board.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4. Notice of Meetings. All regular and special meetings of the Board of Directors shall be on not less than three (3) days notice to all Directors and Lot Owners. Notice to Lot Owners shall be given by posting the notice of meeting on the information sign at the front entrance to Ocean Neighbors. All meetings of the Board of Directors shall be open to all Lot Owners.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Areas and facilities, the personal conduct of the Members and their guests thereon, and the penalties for any infraction thereof;

(b) suspend the voting rights and rights to the use of the Common Areas for any Member which shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended, after notice and hearing, for a period not to exceed sixty (60) days for the infraction of any published rule or regulation;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors.

(e) employ a manager, an independent contractor or such other employees as they deem necessary and to prescribe their duties; and

(f) exercise all powers of a Mutual Benefit Non-Profit Corporation under the South Carolina Non-Profit Corporation Act of 1994.

(g) establish criteria for the Architectural Control Committee to use in applying the restrictions and easements set forth in the Declaration of Covenants and Restrictions for Ocean Neighbors by prohibiting, inter alia, detached garages, above-ground swimming pools using a filter system, and other appurtenances deemed to violation the aesthetics of Ocean Neighbors.

(h) prohibit the Architectural Control Committee from approving requests for lot or building modifications submitted by Lot Owners who are delinquent in payment of dues, fines or other charges due to Ocean Neighbors.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members or at any special meeting when such statement is requested, in writing, by at least twenty-five percent (25%) of the Class A Members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association and to see that

their duties are properly performed;

(c) as more fully provided in the Declaration, to:

- (1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;
- (2) send written notice of each assessment to every Owner subject to at least thirty (30) days in advance of each annual assessment period; and
- (3) foreclose the lien against any Lot for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or to cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded as it may deem appropriate; and

(g) cause the Common Areas to be maintained and repaired, as needed, in an appropriate manner; and prohibit swimming or wading in any pond, creek, marsh or drainage ditch or easement owned by the Association.

(h) limit the use of the fishing dock on Association property to Ocean Neighbors residents and their guests; and provide that no swimming or wading shall be permitted from the fishing dock or from the Association lot. Provide that persons using the fishing dock shall be required to remove all trash, hooks, lines and other debris from the premises, including dead fish which shall not be thrown in the water. Provide that parking shall be limited to designated areas and that the fishing dock and the Association lot may only be used from dawn to dusk.

(i) limit the use of the play lot on Association property to Ocean Neighbors residents and their guests, establish hours when the play lot may be used, provide that the play lot will be closed after dark and otherwise establish rules and regulations for the use of the play lot.

(j) limit the use of the gazebo on Association property to Ocean Neighbors residents

and their guests and provide that the gazebo may not be used after dark when it is not lighted.

(k) prohibit boating using motorized propulsion of any kind (including electric motors) on the Association Lake. Canoes, kayaks, paddle boats, rafts, row boats, sail boards or similar water toys are permitted provided they are not left in the water when not in use but are stored on dry land and provided further that the users thereof assume full responsibility and liability for same and will hold the Association harmless for any injury or damage caused by the use of same.

Section 3. Use of Association Property. The Board of Directors may bar persons violating the rules and regulations governing the use of Association property or found to be abusing Association property from the future use of Association property.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, a treasurer and such other officers as the Board of Directors may, from time to time, by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he or she shall sooner resign, be removed or otherwise become disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the

Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she replaces.

Section 7. Multiple Offices. The offices of the secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except for the casual offices created pursuant to the Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; sign all leases, mortgages, deeds and other written instruments, and co-sign all checks and promissory notes.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act and shall exercise and discharge such other duties as may be required by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses and perform such other duties as may be required by the Board.

Treasurer

(d) The treasurer shall supervise and approve the deposit of all monies of the Association in appropriate bank accounts and shall invest surplus funds of the Association in such income producing instruments as shall be approved, from time to time, by the Board of Directors. The Treasurer shall account for all bills and costs incurred by the Association and shall submit to the Board of Directors all bills and costs for the approval by the Board prior to payment. The Treasurer shall cause proper books of account to be maintained for the Association, and shall cause an annual audit to be made of the Association books upon the completion of each fiscal year; and together with the Board shall prepare an annual budget and statement of income and expenses to be submitted to the Members of the Association at the annual meeting of the

Association.

Architectural Control Committee Chairman

(e) The Chairman of the Architectural Control Committee shall be responsible for the review and approval of all requests of lot and/or building modifications submitted by Lot Owners. If a request is not approved by the Architectural Control Committee the Lot Owner shall have the right to present same to the Board of Directors for discussion and final resolution. Major renovations or modifications to buildings or lots and/or disputes over the decisions of the Architectural Control Committee shall be submitted to the Board of Directors in a timely manner for review and final resolution. Submission to the Board shall toll the approval time limit specified in the Covenants and no approval shall be deemed to have been granted while the matter is before the Board of Directors.

Director of Public Affairs

(f) The Director of Public Affairs shall supervise the installation, maintenance and repair of streets, curbs, sidewalks, street lights and other public facilities located in or leading to Ocean Neighbors (including the Association Lake and the source of water used to maintain the Lake) and shall coordinate with all public agencies regarding the installation, repair and maintenance of such public facilities.

Director of Community Activities

(g) The Director of community Activities shall supervise and manage the Association Play Lot, the Fishing Dock and Lot and the annual spring and fall community events held for the Lot Owners and their families; and shall appoint such committees of residents as may be appropriate to assist with planning of events and management of Association facilities.

Director of Public Relations

(h) The Director of Public Relations shall supervise the preparation and distribution of the HOA newsletter, shall supervise the posting and content of notices placed on the board located at the front entrance to Ocean Neighbors, and shall submit to the media any news stories involving Ocean Neighbors or the residents of Ocean Neighbors as the Board of Directors may deem appropriate.

Multiple Duties

(i) In the event of vacancies in any office, the Board of Directors may assign the duties of that office on a temporary basis to other directors.

ARTICLE IX

COMMITTEES

The Board of Directors shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee as provided in these By-laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall, at all times during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association where copies may be purchased at a reasonable cost.

ARTICLE XI

ASSESSMENTS

Section 1. General Provisions. As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the Lot against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If an assessment is not paid within thirty (30) days after the due date, it shall be subject to a late charge of five percent (5%) of the amount due and shall thereafter bear interest from the due date at the rate of eighteen percent (18%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot and interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Lot.

Section 2. Reduction in Assessments. The presence of active duty law enforcement

officers as lot owners in Ocean Neighbors is deemed to contribute to the public safety of all other Lot Owners. In order to encourage law enforcement officers to become Lot Owners in Ocean Neighbors the annual dues assessments shall be reduced by one half (½) for police officers, sheriff's deputies and law enforcement officers of public safety departments who are on active duty as such and who provide proof on an annual basis to the Board of Directors of their active duty status.

ARTICLE XII CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words Ocean Neighbors Home Owners Association, Inc.

ARTICLE XIII LIVESTOCK AND DOMESTIC ANIMALS

Section 1. City, County and State Regulations. The ordinances and regulations of the City and County of Charleston and the State of South Carolina in effect from time to time shall be incorporated into these By-Laws without formal action by the Board of Directors or the Members of the Association.

Section 2. General Provisions. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot; except that dogs, cats or other household pets shall be allowed, provided that they are not kept, bred or maintained for any commercial purpose. Household pets must not create a nuisance nor create unsanitary conditions. It shall be considered a nuisance if pets are allowed to bark or make noise which disturbs neighboring residents, or if any such pets are allowed to enter on another Owner's Lot. All pets on any street, sidewalk or Common Area shall be under leash or carried by their owner.

Section 3. Pet Waste. No pet shall be allowed to defecate or urinate on any Lot other than that of the pet owner. All pet waste deposited on any street, sidewalk, Common Area or other location must be removed by the pet owner and disposed of in an accepted and sanitary manner. Under no circumstances may pet waste or other debris be disposed of in any street drain. Since all street drains in Ocean Neighbors empty into Ocean Neighbors Lake and/or the tidal

creek which supplies water to the Ocean Neighbors Lake, all waste, trash or other debris placed in street drains will pollute the Lake and the placement of any waste, trash or other debris in street drains is strictly forbidden.

ARTICLE XIV FISCAL YEAR

The fiscal year of the Association shall begin on the first day of January and end on the last day of December.

ARTICLE XV ENFORCEMENT OF THE BY-LAWS AND COVENANTS

Section 1. Lot Maintenance. Each Lot Owner shall be responsible for maintaining his or her Lot, home, fences, and structures in neat, clean, well-kept and attractive condition at all times at the reasonable direction and discretion of the Association and the Board of Directors, including without limitation maintaining lawns, trees, shrubbery, plants and flower beds in a neat, clean, well-kept and attractive condition by watering, fertilizing, mowing, pruning and otherwise caring for all landscaping as needed to maintain the Lot Owner's premises in an attractive condition.

Section 2. Enforcement. If any Lot is maintained in violation of these By-Laws or the Declaration of Covenants, then and in that event, the Association upon the vote of the Board of Directors shall have the right to enter any such Lot for the purpose of correcting such violation, with the cost of correction to be at the expense of the offending Lot Owner. This right to enter and correct violations includes, but is not limited to, the right to hire a contractor to enter the Lot and to correct any violation of building maintenance, landscaping, property upkeep and related matters and to charge the Lot Owner for the reasonable costs of the corrective action. The right to take corrective action shall also include the right to tow or remove any motor vehicles, boats, trailers or other vehicles or structures that are parked and/or stored in violation of these By-Laws or the Declaration of Covenants and to charge the Lot Owner for the reasonable cost of removal.

Section 3. Fines and Penalties. In addition to, or in lieu of, entering the Lot and correcting any violation, the Association upon the vote of the Board of Directors shall have the right to charge the Lot Owner a fine of twenty five dollars (\$25.00) for each violation of these By-Laws or the Declaration of Covenants with continuing violation subject to additional fines and

penalties as hereinafter set forth. Fines shall be issued via a written notice informing the Lot Owner of the date and nature of the violation and the amount of the fine and/or penalty. Fines shall be due and payable upon receipt. Unpaid fines will bear interest at 18% per annum.

Section 4. Additional Fines and Penalties. The additional fines authorized to be set by the Association upon the vote of the Board of Directors for continuing violations as hereinabove set forth shall include the doubling of fines for each week the same violation persists after notice is given to the Lot Owner, with a fine of \$25.00 for the first week of the violation, a fine of \$50.00 for the second week of the same violation, a fine of \$100.00 for the third week of the same violation, a fine of \$200.00 for the fourth week of the same violation, and so forth until the violation is corrected.

Section 5. Other Remedies. In addition to, or in lieu of, the remedies provided in the By-Laws and/or the Declaration of Covenants, the Association upon the vote of the Board of Directors, or any Lot Owner, shall have the right to enforce these By-Laws and the Declaration of Covenants by bringing an action in law or equity to restrain violations and/or recover damages for any violation. The Association through its Board of Directors shall have the right to recover its reasonable fees and costs for attorneys and any other expenses incurred as a result of such legal action. Unpaid fines, attorney's fees and costs, and any other expenses which a Lot Owner is obligated to pay pursuant to these By-Laws or the Declaration of Covenants shall become and shall remain a lien upon the Owner's Lot until paid in full. A violation of these provisions will not result in a forfeiture or reversion.

ARTICLE XVI

RESIDENTIAL USE OF LOTS

Section 1. General Provisions. Only one single family residential dwelling shall be permitted on any Lot; and not more than one family may occupy any such dwelling. A "family" shall mean any number of persons related by blood or marriage living together as a single house-keeping unit, plus not more than two unrelated roomers, boarders, or domestic servants; or not more than three (3) unrelated persons living in a dwelling. Regular overnight visitors shall be considered living in the dwelling.

Section 2. Tenants. Lot owners shall be responsible for ensuring that tenants or other persons occupying or visiting their Lots shall comply fully with these By-Laws and the Declaration of Covenants at all times.

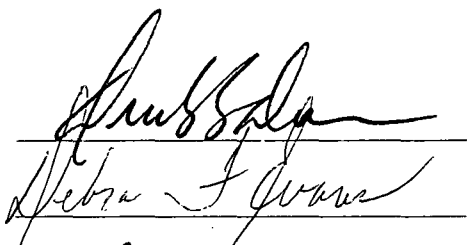
ARTICLE XVII AMENDMENTS

Section 1. Procedure. These By-Laws may be amended at a regular or special meeting of the Members by a vote of a majority of a quorum of Members present in person or by proxy at the meeting.

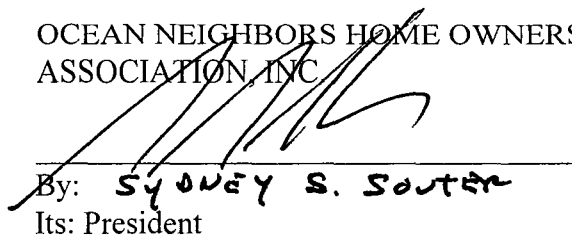
Section 2. Conflicts. In the event of any conflict between these By-Laws and the Articles of Incorporation, the Articles of Incorporation shall control. In the event of any conflict between these By-Laws and the Declaration of Covenants, the Declaration of Covenants shall control.

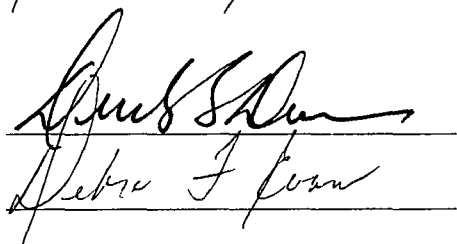
These amended By-Laws having been submitted to the Lot Owners of Ocean Neighbors at the Annual Meeting held on February 23, 2010 and having been duly approved by a majority vote of those present in person and by proxy are deemed to have been adopted as of February 23, 2010.

IT WITNESS WHEREOF, the Ocean Neighbors Home Owners Association, Inc. has caused this document to be executed as of this 17 day of May, 2010.

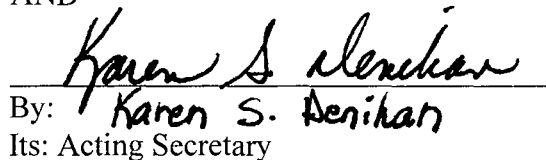

Sydney S. Souter

OCEAN NEIGHBORS HOME OWNERS
ASSOCIATION, INC.


By: SYDNEY S. SOUTER
Its: President


Karen S. Denihan

AND


By: Karen S. Denihan
Its: Acting Secretary

[illegible]

Personally appeared before me the undersigned witness who, being duly sworn, deposes and says that (s)he saw OCEAN NEIGHBORS HOME OWNERS ASSOCIATION, INC. by its above-named corporate officers, sign, seal and deliver as its act and deed the foregoing instrument, and that (s)he, together with the other witness whose name appears hereon witnessed the execution hereof.

Ans. 8 dec

SWORN to before me this
17 day of May, 2010

Debra J. Green

Notary Public for South Carolina

My Commission Expires: 8-16-11

RECORDER'S PAGE

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



Filed By:

SIMONS & DEAN ATTY AT LAW
147 WAPPOO CREEK DR
STE 604
CHARLESTON SC 29412

RECORDED

Date: May 24, 2010

Time: 9:45:42 AM

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964

By Laws

Charlie Lybrand, Register
Charleston County, SC

MAKER:

OCEAN NEIGHBORS HOA INC

RECIPIENT:

NA

Original Book:

Original Page:

of Pages: 16

of Sats:

of References:

Note:

Recording Fee

\$ 10.00

Extra Reference Cost

\$ -

Extra Pages

\$ 11.00

Postage

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Chattel

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TOTAL

\$ 21.00

DRAWER

Drawer 4

CLERK

LRR



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