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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ARCHITECTURAL STANDARDS FOR
REGATTA ON JAMES ISLAND
HORIZONTAL PROPERTY REGIME

WHEREAS, the Master Deed of 1755 Central Park Road Condominiums, LLC For Regatta on James Island Horizontal Property Regime and By-Laws For Regatta on James Island Owners' Association and all Exhibits thereto were recorded August 17, 2006 in Book A595, Page 597 of the Charleston County ROD Office (the "Master Deed"); and

WHEREAS, pursuant to the Master Deed and the Bylaws attached thereto, the Regatta on James Island Owners' Association ("Association"), by and through its Board of Directors, is authorized to promulgate rules and regulations and architectural standards governing property submitted to the regime by the Master Deed; and

WHEREAS, the South Carolina Homeowners Association Act a/k/a Section 27-30-110 et seq. of the South Carolina Code of Laws (1976) enacted on May 17, 2018 (hereinafter "SCHA Act") requires that the rules and regulations and architectural standards promulgated by the Board of Directors of the Association be recorded; and

WHEREAS, the Board of Directors of the Association is desirous of recording its promulgated architectural standards as required by the SCHA Act; and

NOW, THEREFORE, KNOW ALL THESE PRESENTS, that the Board of Directors of Regatta on James Island Owners' Association hereby directs the undersigned attorney to record the Regatta on James Island Architectural Standards-Warranties and New Requirements attached hereto as Exhibit "A" as required by the South Carolina Homeowners Association Act.

IN WITNESS WHEREOF, the parties set their hands and seals this 16 day of ^{October}~~July~~, 2019.

WITNESSES:

Janet Hayes

Michael D. Hay

REGATTA ON JAMES ISLAND OWNER'S ASSOCIATION

By: [Signature]

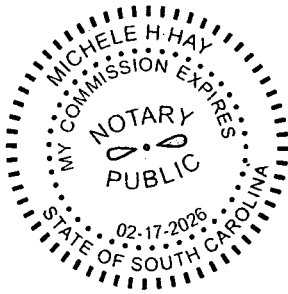
Krawcheck & Davidson, LLC
Its: Authorized Agent/ Attorney
By: Lydia P. Brooks,
Its: Authorized Member

RETURN TO:
Krawcheck & Davidson
9 State Street
Charleston, SC 29401

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

I, the undersigned Notary Public, do certify that the within named **Regatta on James Island Owner's Association, by Krawcheck & Davidson, LLC, Its Authorized Agent/Attorney, by Lydia P. Brooks, Authorized Member** personally appeared before me, and having satisfactorily proven to be the persons whose names are subscribed above, have acknowledged the due execution of the within Instrument.

Witness my official seal this 16 day of October, 2019.



Michele H. Hay (SEAL)
Notary Printed Name: Michele H. Hay
Notary Public for: JC
My Commission Expires: 2/17/26

Regatta on James Island

Architectural Standards-Warranties and New Requirements

The Regatta on James Island is now in the middle of a \$6 million dollar renovation project. There are many changes being made to the buildings, and they come with new requirements. At the completion of all building repairs, a warranty for these repairs will be provided to the Association.

Exterior Modifications

One of the items included is the **Water Intrusion Warranty** for each building. The exterior is the property of the Association and must be protected to ensure the validity of the water intrusion warranty. Owners and their tenants or guests **will not be permitted** to drill/nail/pierce the siding and/or trim of the building; this includes the exterior siding of your unit's balcony.

Screened in Porches

This warranty follows the manufacturer warranty which includes no drilling, piercing or penetrating the rail/screen system. *Should you choose to do so, you will be voiding your warranty for your railing and screen system.*

Windows and Balcony Door

No screwing, nailing or piercing into the interior/exterior of the window frame (fastening window treatments to interior wall or window trim is permitted.) *Should you choose to do so, you will be voiding your warranty for your windows and balcony door.*

Enforcement

Regatta on James Island is intended to operate as an outstanding residential development. Certain rules and regulations are to be in place to assist in achieving that result. The Homeowner's Association, through its Board and Management Agent, will endeavor to render prompt, efficient service and to maintain the Community in a first class manner. All Co-owners, their families, tenants, occupants and guests agree to observe all Rules and Regulations and it is incumbent on all of the above to assist the Association and actively participate in keeping this Community an attractive and pleasant place in which to live. The HOA is not designed to issue fines but may be required to do so if these requirements listed in this document- as well as in the book of bylaws-are not followed.

Regatta on James Island

Fines per Violation

Should a unit not be in compliance with the above standards; a 24 hours notification will be provided to remove the violation item. A fine of \$250.00 per nail hole will be issued, plus the cost of inspection and cost to repair and will be billed directly to the Owner of the unit.

Please sign below to acknowledge your agreement to follow these standards and return to the Regatta on James Island HOA Office located at 1755 Central Park Road, Charleston SC 29412 or send via email to mrigsby@condominiumconcepts.com.

Homeowner Signature

Unit #

Date

RECORDER'S PAGE



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

Filed By:

KRAWCHECK & DAVIDSON
 9 STATE STREET
 CHARLESTON SC 29401 (BOX)

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Michael Miller, Register Charleston County, SC		

MAKER:

REGATTA ON JAMES ISLD ETC

RECIPIENT:

N/A

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