

## **ARTICLE I** **DECLARATION AND PURPOSE**

§2.1 **STATUS**. Seabrook Island Property Owners Association is a nonprofit, mutual benefit corporation, formed under the laws of the State of South Carolina.

§2.2 **OFFICE**. The principal office of SIPOA shall be located in the Town of Seabrook Island, Charleston County, South Carolina.

§2.3 **PURPOSE**. The purpose and business of SIPOA includes but is not limited to the following:

2.3.1 Development and implementation of programs to protect the environment, to facilitate acquisition and maintenance of green space, and to provide for the health, safety, security and welfare of Property Owners;

2.3.2 Protection, operation, maintenance and improvement of such roads, bridges, parks, playgrounds, beaches, open spaces, rights-of-way, easements and other SIPOA properties, as are deeded, leased or otherwise conveyed to or held in trust for the benefit of SIPOA or Property Owners; provided, however, while the provision in this section for the maintenance of beaches shall not be construed as imposing an obligation on SIPOA or its agents to restore, replenish, protect or take any preventive or remedial action against beach or marsh changes occurring as a result of forces of nature, projects of this nature may be undertaken as authorized in these Bylaws;

2.3.3 Retention of security forces and implementation and enforcement of security measures to limit access to the SID to Property Owners, and subject to the provisions of these Bylaws, the Protective Covenants and rules and regulations adopted from time to time, to Family Members, Guests and others;

2.3.4 Acquisition, construction, management, maintenance and care of SIPOA properties, including land, structures, systems and equipment, for the general benefit of Property Owners and others as determined by the Board. The conditions precedent to adding to the land area of the SID are: (i) the agreement by the Property Owner(s) of such additional area for himself or herself, his or her heirs, successors and assigns, to become subject to the Protective Covenants and Bylaws; (ii) that all roads and automotive vehicle ways within the added land area shall have been or shall be constructed in accordance with the then current requirements of SIPOA; (iii) that all roads, rights-of-way, walkways, boardwalks, easements and vehicle ways in the added land are deeded or transferred to SIPOA; and (iv) that an appropriate contribution to capital, as set by the Board, be made;

2.3.5 Adoption, distribution and enforcement of rules and regulations for the common good of Property Owners, including but not limited to, rules and regulations pertaining to: (i) planning, construction and design of improvements on Property or alteration thereof; (ii) maintenance of Property; (iii) sanitation; (iv) use of SIPOA properties; (v) responsibilities and obligations of Property Owners and others authorized to access the SID or to use the facilities and

properties owned and/or operated by SIPOA; (vi) security, safety and maintenance of good order; and (vii) imposition of monetary and other sanctions for violations thereof;

2.3.6 Establishment of assessments and fees and their collection from Property Owners and, as applicable, others who use or have the right or permission to use any or all of the facilities and properties owned and/or operated by SIPOA subject to those certain agreements between The Club and SIPOA dated June 15, 2010 and that certain agreement between Bohicket Marina Village Council of Co-Owners Horizontal Property Regime and SIPOA, dated January 1, 2004, as such agreements may be amended from time to time;

2.3.7 Obtaining insurance of such types, in such amounts and with such companies as the Board, in its sole discretion, deems necessary or desirable for the protection of SIPOA, of Persons acting for or on behalf of SIPOA, and of the common properties and/or other properties in which SIPOA has an insurable interest; and

2.3.8 Engaging in such other activities as may be of benefit to Property Owners and SIPOA.