



April 15, 2023

Re: Notice of Use Restrictions - Timeshares and Vacation Clubs
Seabrook Island, South Carolina

To Whom it May Concern:

This letter is being provided on behalf of the Seabrook Island Property Owners Association (“SIPOA”) as a courtesy in an effort to provide additional notice of recent changes on Seabrook Island, South Carolina regarding timeshares and vacation clubs. We understand that your organization, like many others, may be involved generally in the real estate market, and potentially in the real estate market for Seabrook Island. SIPOA’s goal is to inform potential participants in the real estate market of the recent changes on Seabrook Island, so that prospective buyers will be aware of the use restrictions related to timeshares and vacation clubs prior to purchasing property on the island. While it would be impossible to identify and communicate directly with all potential purchasers of real estate on Seabrook Island, SIPOA has attempted to identify organizations through which this information may be disseminated broadly into the real estate market. To that end, organizations other than yours are also receiving letters similar to this one.

SIPOA is the master property owners’ association for Seabrook Island, and the properties on the island that are part of SIPOA are subject to the Restatement and Eleventh Modification of Protective Covenants for Seabrook Island Development Charleston County, South Carolina recorded in the Office of the Register of Deeds for Charleston County, South Carolina in Record Book 1167 at page 306 (the “Protective Covenants”). The Protective Covenants, which are posted on SIPOA’s website (<https://sipoa.org/>), contain certain amendments recently adopted on February 18, 2023 that prohibit properties from being used as timeshares or vacation clubs, subject to very limited exceptions.

The recent amendments to the Protective Covenants are intended to stop the influx of timeshares and vacation clubs on Seabrook Island and were adopted with overwhelming support from SIPOA members. The community has clearly and firmly voiced its desire and intent to stop the proliferation of timeshares and vacation clubs on Seabrook Island. For your reference, the Protective Covenants can be downloaded through the following link: <https://sipoa.org/wp-content/uploads/2023/03/Eleventh-Amended-and-Restated-CCRs-02.18.2023-CLOCKED-COPY-Book-1167-Page-306.pdf>. Please note Section 43 of the Protective Covenants, which contains restrictions regarding the use of properties within SIPOA for timeshares and vacation clubs.

Again, though the Protective Covenants are readily available on SIPOA’s website and in the public real estate records, SIPOA is taking additional communication steps in an effort to do everything it can to inform the real estate market of the use restrictions, so that potential purchasers will take the use restrictions into account early in their process when considering real estate on Seabrook Island.

Thank you for your attention to this important notification.

Seabrook Island Property Owners Association