

EXHIBIT D

BYLAWS OF
SEABROOK POINT PROPERTY OWNERS ASSOCIATION, INC.

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ARTICLE 1. NAME AND LOCATION AND RIGHTS

Section 1. Name. The name of the association is Seabrook Point Property Owners Association, Inc. (ASSOCIATION).

Section 2. Purpose. The purpose of the ASSOCIATION is (a) to protect, preserve, maintain, repair and acquire the COMMON PROPERTY of the MEMBERS, (b) to promote the health, safety, environmental and general welfare of the MEMBERS, and, (c) to operate and manage the ASSOCIATION as an entity for the benefit of the MEMBERS.

Section 3. Agent. The initial registered agent is Katherine D. Bundy whose address is 1204 Boundary Street, Beaufort, SC 29902. The registered agent and the address may be amended by the BOARD.

Section 4. Office. The principal office of the ASSOCIATION shall be located at 1204 Boundary Street, Beaufort, SC 29902. The location of the principal office may be amended by the BOARD.

Section 5. Suspension of Use and Voting Rights. During any period in which there shall be a default of the performance of any of the provisions of the SECOND CONSOLIDATED DECLARATION or the BYLAWS, or the RULES, the voting rights of the MEMBER and also the rights of the MEMBER (and his GUESTS) to use and enjoy the COMMON PROPERTY may be suspended by the BOARD until such time as compliance has been made and monetary fines as determined by the BOARD have been levied and paid. See Article VII of these BYLAWS for other remedies and the process for enforcement.

Section 6. Applicability. These BYLAWS are applicable to and binding upon all OWNERS of LOTS in Seabrook Point Subdivision; the COMMON PROPERTY, the ASSOCIATION, and the GUESTS of OWNERS. Each and every person who accepts a deed to, a lease of, or who occupies or uses any LOT or the COMMON PROPERTY thereby consents to be bound by the provisions of these BYLAWS, the RULES OF CONDUCT, and the SECOND CONSOLIDATED DECLARATION, all as amended from time to time.

ARTICLE II – DEFINITIONS

The terms and words used in these BYLAWS, unless the context requires otherwise or unless otherwise specified herein, shall have the same meaning as in the recorded SECOND CONSOLIDATED DECLARATION of Covenants and Restrictions for Seabrook Point Subdivision to which these BYLAWS are annexed.

ARTICLE III – PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT

Delegation of Property Rights: Each MEMBER of the ASSOCIATION shall be entitled to the use and enjoyment of the COMMON PROPERTY as provided in the SECOND CONSOLIDATED DECLARATION except as stated in that document and in these BYLAWS. Any OWNER may assign his rights of enjoyment and use of the COMMON PROPERTY to his Guests or Tenants. Such MEMBER shall notify the Secretary in writing of the name or names of all Tenants. The rights and privileges of such assignees are subject to suspension and monetary fine to the same extent as those of the MEMBER and such assignees are subject to the same enforcement remedies as a MEMBER.

ARTICLE IV – MEETINGS

Section 1. Membership. Each and every OWNER of record or of a fee interest in any LOT (or consolidated Lot) shall be a mandatory MEMBER of the ASSOCIATION, excluding persons who hold such interest under a deed to secure debt, mortgage or deed of trust. Spouses and children of OWNERS are not MEMBERS unless such persons are named as OWNERS on the deed or have been legally released from being MEMBERS as filed with Beaufort County.

All MEMBERS of each LOT shall designate in writing and deliver to the Secretary from among such MEMBERS, the name of one voting member and their U.S. Mail address, email address, and, phone number; and such designated voting member shall represent the MEMBERS in connection with all activities of the ASSOCIATION. Such written designations shall be valid until revoked in writing by all MEMBERS and delivered to the Secretary or until the MEMBERS sell the LOT, whichever event shall first occur. MEMBERS are designated as OWNERS and the collective body of membership is designated as the ASSOCIATION.

Section 2. Place of Meetings. Meetings of the MEMBERS shall be held in Beaufort County, SC at such suitable place convenient to the MEMBERS as may be designated by the BOARD.

Section 3. Annual Meeting. An annual meeting of the MEMBERS shall be held on a Monday in March of each calendar year as set by the BOARD to coincide with the fiscal year which shall be from April 1 through March 31.

Section 4. Special Meetings. Special meetings of the MEMBERS may be called at any time by (a) the President, (b) by resolution of the BOARD, or, (c) upon the receipt by the Secretary of a petition signed by MEMBERS holding greater than ten percent (10%) of the total votes of the ASSOCIATION. The call of a special meeting shall be by notice stating the date, time, place, purpose, and order of business of such special meeting. Only the business stated in the notice may be transacted at a special meeting except by written consent of sixty-seven percent (67%) of the Total Votes. If a resolution is to be voted on at the Special Meeting, the language of the proposed resolution must be sent with the notice of the meeting.

Section 5. Notice of Meetings. The Secretary or the Secretary's designee, shall mail or email a notice of each annual or special meeting, stating the purpose thereof as well as a time and place where it is to be held, to each voting MEMBER at the last address of such voting MEMBER at least fifteen (15) days but not more than thirty (30) days prior to such meeting. Mailing notice (by U.S. Mail or email) as herein provided shall be deemed delivery thereof. Any MEMBER may waive notice of the meeting in writing either before or after the meeting. Attendance of a voting MEMBER at a meeting, either in person or by proxy, except for the purpose of stating, at the beginning of the meeting, any objection to the transaction of business, shall constitute waiver of notice and any objection of any nature whatsoever as to the transaction of any business at such meeting. Notice given to one tenant in common, i.e. to the voting MEMBER, shall be deemed notice to all. It is the responsibility of each OWNER to maintain a current U.S. Mail address with the Secretary.

Section 6. Order of Business. The order of business at each annual meeting shall be as follows, to wit:

- A. Roll call and confirming of proxies to establish a quorum.
- B. Proof of notice of meeting or waiver of notice.
- C. Approval of minutes of preceding meeting.
- D. Reports of officers.
- E. Reports of committees, if any.
- F. Election of Board.
- G. Unfinished business.
- H. New business.
- I. Adjournment.

The order of business at a special meeting shall include items a through c above, and thereafter, the items specified in the meeting notice.

Section 7. Quorum. At all meetings, regular or special, a quorum shall consist of the presence in person or by proxy, of MEMBERS holding more than fifty percent (50%) of the Total Votes in the Membership. If a quorum shall not be present at any meeting, a majority vote of those present, in person or by proxy, may adjourn the meeting from time to time to a new meeting date and time until a quorum can be obtained. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

At all special meetings where a vote of 67% of the Total Vote is required, the quorum shall be more than fifty (50%) percent of the Total Vote of MEMBERS present in person or by written proxy.

Section 8. Voting Rights. There shall be one vote per each LOT. See Article IV Section 1 above.

Any MEMBER delinquent in the payment of ASSESSMENTS more than thirty (30) days or that has been determined by the BOARD to be in breach of any of the terms and conditions of the SECOND CONSOLIDATED DECLARATION, or in breach of these BYLAWS, or in breach of the RULES OF CONDUCT, shall not be entitled to vote nor will their vote be used to determine a quorum.

Section 9. Majority Vote. Acts authorized, approved or ratified by the casting of a majority of the votes represented at a meeting at which a quorum is present, in person or by proxy, shall be the acts of the MEMBERS, except where a higher percentage vote is required by these BYLAWS, the SECOND CONSOLIDATED DECLARATION, or by law, and shall be binding for all purposes.

Section 10. Actions Without Meetings. Any action which may be taken at a meeting of the membership may be taken without a meeting if a consent or ratification, in writing, setting forth the action so taken or to be taken shall be signed by persons who would be entitled to cast sixty-seven percent (67%) of the Total Votes of the MEMBERS at a meeting and such consent is filed with the Secretary of the ASSOCIATION and is inserted in the Minutes Book thereof within thirty days (30) of the vote.

Section 11. Mail Ballot Voting. The MEMBERS can vote by US Mail ballot if the ballot (a) specifies the issues to be voted on by a "yes" or "no" indication, (b) is mailed more than fifteen days but not more than thirty days prior to the required vote, and, (c) the ballot is received prior to the meeting at which the votes are counted.

Section 12. Conduct. The BOARD shall have the authority and obligation to establish, administer, and enforce RULES for the conduct of the meetings of the MEMBERS to include the activities of the MEMBERS and of any GUESTS.

ARTICLE V – BOARD OF DIRECTORS

Section 1. Number. The business and affairs of the ASSOCIATION shall be governed by a Board of Directors (herein sometimes referred to as the "BOARD") which shall consist of five (5) MEMBERS elected by the MEMBERS. Each Director shall be a MEMBER and fulltime resident at least one (1) year before election. Any qualified person may be re-elected for up to six (6) consecutive years. Candidates and Board members must be in "good standing" at all times during their term in office. The term "good standing" means there has not been a written decision by the BOARD of a default in any term or condition of the DECLARATION, BYLAWS, or the RULES OF CONDUCT at the time of their nomination and they shall remain in "good standing" at all times during their term in office.

Section 2. Election and Term of Office. Two DIRECTORS (numbered 1 & 2) shall be elected for three-year terms, two Directors (numbered 3 & 4) shall be elected for two-year terms, and, one DIRECTOR (number 5) shall be elected for a one-year term. At the expiration of the term of those first BOARD members, their

successors shall be elected for a term of two (2) years. Cumulative voting is not permitted. Directors shall serve until their successors are elected and sworn into office.

Section 3. Power and Duties. The BOARD shall manage and direct the affairs of the ASSOCIATION and, subject to any restrictions imposed by law, by the SECOND CONSOLIDATED DECLARATION, or these BYLAWS, may exercise all the powers of the ASSOCIATION. The BOARD shall exercise such duties and responsibility as it may deem necessary in the exercise of its powers, including without limitation, (a) the determining of ASSESSMENTS, (b) the collection of ASSESSMENTS and fines and charges from the OWNERS, (c) the establishment, amendment and administration from time to time of reasonable RULES OF CONDUCT, (d) the operation and administration of the ASSOCIATION, (e) the employment and dismissal of personnel necessary for the maintenance and operation of the COMMON PROPERTY, and, (f) operation of the ACC and other committees. Additionally, the BOARD may require that all employees handling or responsible for ASSOCIATION funds shall furnish adequate fidelity bonds. The premium on such bonds shall be paid by the ASSOCIATION.

The powers and duties of the BOARD include, but are not limited to, the following:

- A. To determine the yearly BUDGET to include details of how it was developed and how funds will be spent.
- B. To expend monies consistent with the approved budget. Any amounts above the total amount of the approved budget must be submitted to the OWNERS for approval per Section V-5 of the Declaration.
- C. To enter into contracts for emergency management purposes, such as debris removal from roads after storms and fires on the COMMON PROPERTY.
- D. To govern the activities of all appointed COMMITTEES. COMMITTEE members serve at the pleasure of the BOARD. Committees must submit to the Board Secretary a report of current and new activities. Committees serve in an advisory capacity to the BOARD.
- E. To determine policies on email transmittals by the BOARD members.
- F. To suspend the enjoyment of rights of any OWNER and/or the voting privileges for the period during which any ASSESSMENT remains unpaid, and for any period for other infractions of the DOCUMENTS.
- G. To establish and charge user fees to specific non-LOT OWNERS (see OUTSIDE FEE) for the use of the COMMON PROPERTY.

Section 4. Management Agent. The BOARD may employ a managing agent under such terms and conditions as the BOARD may authorize to implement BOARD decisions; provided, however, the BOARD shall not delegate to such agent the authority of determining the policies of the ASSOCIATION. Such managing agent shall have such duties and shall receive such compensation as determined by the BOARD.

Section 5. Vacancies. Vacancies on the BOARD caused by any reason other than the removal of a MEMBER by a vote of the MEMBERS shall be filled by vote of the majority of the remaining MEMBERS of the BOARD, even though they may constitute less than a quorum, and each person so elected shall serve until a successor is elected by the MEMBERS at the next annual meeting. Vacancies caused by removal shall be filled by vote of the MEMBERS at the same meeting at which a BOARD member is removed.

Section 6. Removal. At a special meeting of the MEMBERS called for only such purpose, any one or more of the BOARD members may be removed with or without cause by a vote of sixty-seven (67%) of the Total Votes of the MEMBERS with fifteen (15) days written notice being given by the Secretary to the DIRECTORS

to be removed. Any BOARD member whose removal has been proposed shall be given an opportunity to be heard at such meeting. A successor DIRECTOR can then be elected by the MEMBERS.

In addition, any member of the BOARD can be removed for cause by a vote of all the other BOARD members eligible to vote. In such event, the BOARD shall elect a new BOARD member to serve the remainder of the term of the removed DIRECTOR.

Sale of his LOT by a DIRECTOR shall automatically terminate his/her term of office. A DIRECTOR who does not attend three Board meetings in one year without a reasonable excuse shall automatically be dismissed as a DIRECTOR.

Section 7. Regular Meetings. The first regular meeting of the BOARD shall be held immediately following the first annual meeting of the MEMBERS of the ASSOCIATION and regular meetings thereafter shall be held on such dates and at such place and hour, but not less frequently than calendar quarterly, as may be fixed from time to time by resolution of the BOARD. Notice of regular meetings of the BOARD shall be given to each DIRECTOR, personally or by U.S. Mail, email, or telephone, at least three (3) days prior to the day of such meeting; provided, however, notice of the first regular meeting shall not be required to be given to the DIRECTOR provided that a majority of the entire BOARD is present at such meeting. Should any such meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 8. Special Meetings. Special meetings of the BOARD may be called by the President on three (3) days notice to each DIRECTOR, given personally or by U.S. Mail, email, telephone or fax, which notice shall state the date, time place and purpose of the meeting. Special meetings of the BOARD may also be called by the Secretary in like manner or on like notice upon the written request of at least two DIRECTORS.

Section 9. Waiver of Notice. Before or at any meeting of the BOARD, any DIRECTOR may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a DIRECTOR at any meeting of the BOARD shall be a waiver of notice by him of the date, time and place thereof. If all the DIRECTORS are present at any meeting of the BOARD, not notice shall be required and any business may be transacted at such meeting.

Section 10. Quorum. At all meetings of the BOARD, a majority of the then qualified BOARD shall constitute a quorum for the transaction of business, and the acts of the majority of the DIRECTORS present at a meeting at which a quorum is present shall be the acts of the BOARD. If, as any meeting of the BOARD, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

Section 11. Compensation. No DIRECTOR shall receive compensation for any service he may render to the ASSOCIATION nor shall the ASSOCIATION make any loan, directly or indirectly to a DIRECTOR. A DIRECTOR may be reimbursed for the expenses incurred by him in the performance of his duties.

Section 12. Action by BOARD Without a Meeting. The BOARD shall have the right to take any action which it could take at a meeting by obtaining the written approval or ratification of all within thirty (30) days of the act. Any action so approved shall have the same effect as though taken at a meeting or the BOARD.

Section 13. Liability. To the extent permitted by the South Carolina law in effect at that applicable time, no DIRECTOR shall be liable to any OWNER for injury or damage caused by such DIRECTOR in the performance of his duties unless due to the willful misfeasance or malfeasance of such DIRECTOR. Furthermore, each DIRECTOR shall be indemnified by the ASSOCIATION against all liabilities and expenses, including attorney's fees, reasonably incurred and imposed upon him in connection with any proceeding to which he may be a party or in which he becomes involved by reason of his being or having been a DIRECTOR, whether or not he is a DIRECTOR at the times such expenses and liabilities are incurred, except

in such cases where the DIRECTOR is adjudged guilty or willful misfeasance or malfeasance in the performance of his duties; provided, however, that in the event of a settlement, the indemnification shall apply only when the BOARD approves such settlement and reimbursement as being in the best interest of the ASSOCIATION. Such indemnity shall be subject to approval by the MEMBERS of the ASSOCIATION only when such approval is required by the laws of South Carolina.

Section 14. Procedure/Conduct. The BOARD may adopt RULES for the conduct of their meetings and also for the conduct of all persons attending their meetings.

Section 15. Committees. The BOARD shall create such committees as it deems necessary to investigate issues and report findings to the BOARD. The committee members shall be appointed by the BOARD and shall serve at the pleasure of the BOARD. Committees shall keep minutes of their activities and file written reports thereof with the BOARD each calendar quarter. The BOARD shall appoint a chairman and secretary of each committee.

Section 16. Insurance. The BOARD shall assure that adequate liability insurance coverage is current and in force on the COMMON PROPERTY to the benefit of the ASSOCIATION and that adequate Directors and Officers insurance coverage is in place.

Section 17. Audit. An audit of the accounts of the ASSOCIATION shall be made annually as a common expense by a public accountant or an audit committee appointed by the Board. A copy of the audit report shall be furnished to each MEMBER.

Section 18. Proxies. No DIRECTOR can give a proxy (neither oral nor in writing) to another person.

ARTICLE VI – OFFICERS

Section 1. Number and Election. There shall be elected annually by and from the BOARD a President, a Secretary, and a Treasurer. The office of Secretary and Treasurer may be filled by the same person. The BOARD may also elect from time to time such other officers as in their judgment may be needed, which officers need not be BOARD members. The duties of those other officers shall be determined by the BOARD.

Section 2. Removal and Vacancies. Except as herein provided to the contrary, the officers shall be elected annually and hold office at the pleasure of the BOARD. A vacancy in any office may be filled by the BOARD at its next meeting. The officer elected to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 3. Duties. The duties of the officers shall be as follows, to wit:

- A. President. The President shall be the chief executive officer and shall (i) preside at all meetings of the BOARD and the MEMBERS, (ii) determine that the policies of the BOARD are carried out, (iii) appoint committees consisting of members of the ASSOCIATION as in his opinion are necessary, (iv) co-sign with another officer all contracts, checks, promissory notes, mortgages and similar documents, if any, and, (v) perform such other duties as may be delegated to him by BOARD or by law. He shall have all the general powers and duties which are incident to the office of President of a corporation organized under the laws of South Carolina.
- B. Vice-President. The Vice-President shall act in the place and stead of the President in the event of his or her absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the BOARD.
- C. Secretary. The Secretary shall (i) transcribe, record, and retain the votes of the MEMBERS and the BOARD; (ii) keep appropriate current records indicating the MEMBERS of the ASSOCIATION together with their addresses and designating those members entitled to vote; and, (iii) perform such other

duties as may be required of him by the BOARD or incident to the office of Secretary of a corporation organized under the laws of South Carolina. Minutes of the meetings shall be posted on the ASSOCIATION website within two weeks of approval.

- D. Treasurer. The Treasurer shall (i) be responsible for the monies of the ASSOCIATION, (ii) prepare, maintain, and distribute reports of the financial activities of the ASSOCIATION; and, (iii) perform such duties as may be designated by the BOARD or incident to the laws of South Carolina. The financial reports (balance sheet and profit and loss statement) to be made public to all MEMBERS of the ASSOCIATION annually. Any major expenditures during the fiscal year that are above and beyond what the budget includes, must be communicated to the OWNERS so that they are apprised of the situation. The fiscal year of the ASSOCIATION shall begin on the first day of April and end on the thirty-first day of March.

Section 4. Compensation. Officers shall not be compensated for their usual and ordinary services rendered that are incident to their offices, nor shall the ASSOCIATION make loans, directly or indirectly, to any officer. The officers may be reimbursed for reasonable out of pocket expenses incurred on behalf of the ASSOCIATION upon approval by the BOARD.

Section 5. Liability. To the extent permitted by South Carolina law in effect at the applicable time, no officer shall be liable to any OWNER for injury or damage caused by such officer in making decisions in the performance of his duties unless such matters are due to the willful misfeasance or malfeasance of such officers. Furthermore, each officer shall be indemnified by the ASSOCIATION against all liabilities and expenses, including attorney's fees, reasonably incurred and imposed upon him in connection with any proceeding to which he may be a party or in which he becomes involved by reason of his being or having been an officer of the ASSOCIATION, whether or not he is an officer of the ASSOCIATION at the times such expenses and liabilities are incurred, except in such cases where the officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, however, that in the event of a settlement, the indemnification shall apply only when the BOARD approves such settlement and reimbursement to the officer is in the best interest of the ASSOCIATION. Any such indemnity shall be subject to approval by the Members of the ASSOCIATION only when required by South Carolina law.

ARTICLE VII – RULES OF CONDUCT

Section 1. Conduct of Members. All OWNERS and their GUESTS shall, at all times, observe the published RULES of Conduct which may be established from time to time by the BOARD for each COMMON PROPERTY and the other purposes stated in the GOVERNING DOCUMENTS and all such persons shall fully comply with the provisions of the RULES and they will be liable for all remedies of Enforcement that are set forth in the DOCUMENTS.

In the discretion of the BOARD, a separate Rules Committee of three (3) MEMBERS may be created to act for the BOARD in the processes of (a) negotiating resolutions, (b) conducting trials, and, (c) issuing decisions. All Rules Committee decisions are subject to appeal to the BOARD. One member of the Committee shall serve for a term of one (1) year, one member shall serve for two (2) years, and, the third member shall serve for three (3) years. Thereafter, all committee members shall serve for two (2) years. All members may be removed during the term of their office by a majority of the BOARD. They need not be members of the BOARD.

Subject to the limitations in the DOCUMENTS, for each single violation of a provision in the DOCUMENTS, the BOARD shall have the full power and authority to (a) monetarily fine, (b) suspend the use of the COMMON PROPERTY, (c) place on probation any OWNER (or his GUESTS), or, (d) take any other appropriate action for a violation of the DOCUMENTS. Any BOARD Member shall have the right to immediately suspend the person from temporary use of the COMMON PROPERTY without notice of hearing and subject to a subsequent hearing on the violation as set forth herein if such immediate action is necessary.

Any complaint by one OWNER against another OWNER, or against a BOARD member, or against a Committee member shall be in writing and signed by the complaining OWNER.

No member may waive or otherwise divest himself of the obligation of the performance of all the provisions of the DOCUMENTS or by the lack or failure to use any COMMON PROPERTY, or by the abandonment of his LOT, or by the abandonment of ownership.

Section 2. Violations. Pursuant to written notice being given forty-eight (48) hours in advance of the nature of the complaint, a person alleged to have violated any provision of the DOCUMENTS is entitled to a hearing before the Rules Committee with an opportunity for the OWNER to be heard with cross-examination of persons and any documents. A majority decision of the Rules Committee in writing shall be necessary to fine, suspend, place on probation, or for any other remedy.

Any person desiring to appeal any decision of the Rules Committee to the BOARD shall give written notice to the Committee within seven days of their decision. The appeal is to be heard de novo by the BOARD within thirty days of receipt by the Rules Committee of the notice of appeal. The decision of the BOARD is to be in writing and is to be final.

The privileges granted to GUESTS shall not be construed as granting membership to such persons.

ARTICLE VIII – OBLIGATIONS OF THE OWNERS

Section 1. Right of Entry. Each and every OWNER by accepting a deed to a LOT thereby grants the ASSOCIATION the right to enter the same at reasonable times to determine compliance with this DECLARATION.

Section 2. Assessments. All OWNERS are obligated to pay ASSESSMENTS imposed by the BOARD as provided in the DECLARATION to meet Common Expenses, which may include the expense of liability insurance and/or hazard insurance coverage for repair and reconstruction. An OWNER is required to reimburse the ASSOCIATION for any expenses incurred by it in repairing or replacing COMMON PROPERTY damaged by such OWNER (his guests, family members or invitees) in accordance with the DECLARATION.

Section 3. Use of Common Property. The privilege of use of COMMON PROPERTY given to GUESTS shall not be construed as granting membership to such persons.

Section 4. Conduct/Behavior. OWNERS are at all times responsible for the conduct and behavior of their GUESTS and a violation by them shall be considered a violation by the LOT OWNER.

Section 5. Compliance. All OWNERS shall comply with all the terms and provisions of the DOCUMENTS.

ARTICLE IX – AMENDMENTS

Section 1. Amendment. These BYLAWS may be added to, deleted from, changed, altered, modified, or renewed (all herein defined as "amended") by a vote of sixty-seven (67%) percent of the Total Votes of the ASSOCIATION at a duly constituted meeting of the MEMBERS called only for such purpose, in accordance with the laws of South Carolina, and after a written copy of any proposed amendment has been sent to the voting MEMBER at least twenty days in advance of the meeting. Any amendments shall be set forth and executed in proper form and duly recorded.

Each and every OWNER by accepting a deed thereby agrees to be bound by and benefited from all amendments.

Section 2. Conflicts. In the event of any conflict between the provisions of the SECOND CONSOLIDATED DECLARATION and the provisions of these BYLAWS, the provisions of the SECOND CONSOLIDATED DECLARATION shall control.

This instrument was executed on June 21st, 2019.

Terry Borgert)
 Witness 1 - Signature)
Terry Borgert)
 Witness 1 - Printed Name)
Windak Borgert)
 Witness 2 - Signature)
Windak Borgert)
 Witness 2 - Printed Name)

Seabrook Point Community Association, Inc.

By: A. Godowns
 Andrew Godowns, President

Attest: Mark Hagood
 Mark Hagood, Secretary

Windak Borgert
 STATE OF SOUTH CAROLINA)
 COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, Katie Godowns, a Notary Public of South Carolina, hereby certify that Seabrook Point Community Association, Inc. by Andrew Godowns, as President, and Mark Hagood, as Secretary personally appeared before me this day and acknowledged that they executed the foregoing Bylaws.

Witness my hand and official seal)
 On June 21st, 2019.)
 My Commission Expires:)
November 4, 2019)

Katie Godowns
 Signature of Notary Public
 of South Carolina
Katie L. Godowns
 Printed Name

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