CYPRESS BEND CONDOMINIUM ASSOCIATION, INC.
11923 PLAZA DRIVE
MURRELLS INLET, SC 29576
843/357-4515
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Legal Description: The Cypress Bend Condominium Association, located off of Oyster Catcher Drive in North Myrtle Beach, South Carolina.

Contact Information: The Cypress Bend Condominium Association
Attn.: Sandra P. Vause
11923 Plaza Drive
Murrells Inlet, SC 29576

The rules, regulations, and policies of the above-named Association were approved for filing on December 19, 2018.

Norman E. Tyler, President
THE CYPRESS BEND HORIZONTAL PROPERTY REGIME

ADOPTED RULES OR REGULATIONS BY THE BOARD OF DIRECTORS

AUTHORITY:

Section 10.2 of the Master Deed for Cypress Bend, housing of pets in Cypress Bend.

PETS, RULES:

Only owners on the deed of trust may house pets in their units within Cypress Bend. Exotic pets are not allowed. No owner may breed pets or house large numbers of pets. All dogs must be on a leash at all times when on community property. All pet waste must be cleaned up and disposed of properly. Pets must not create disturbances in their respective units.

EXCEPTIONS:

All service dogs are welcome. Emotional support dogs or cats are accepted after a unit owner has made a request for housing the animal at least 30 days prior to the occupant moving into the unit. A letter of recommendation for emotional support animal from the person prescribing the support must accompany the request for housing and must be approved by the BOD.

EXPLANATION AND RESOLUTION:

All unit owners having pets, and renters with service dogs (animals) or emotional support dogs (animals) are required to obey all the rules and covenants for pets. Any infractions of the rules by a unit owner will result in the owner being notified and fined according to the notice of covenant and rule enforcement. Renters of a unit with a service animal or emotional support animal violating a covenant or rule will result in the unit’s owner being notified that the animal is evicted from the property. The owner must notify the renter the animal must be removed from the property immediately. The unit owner is responsible for removal of the animal.

The rule was passed on December 19, 2018 by the Board of Directors.

Norman E. Tyler, President of the Board of Directors

Date December 19, 2018
THE CYPRESS BEND HORIZONTAL PROPERTY REGIME

ADOPTED RULES OR REGULATIONS BY THE BOARD OF DIRECTORS

Authority:

Under the By-Laws of Cypress Bend section 7.1H and 7.2B the Board of Directors is empowered to adopt rules and enforce the covenants in the Master Deed, By-Laws, and Rules for the good of the Association.

Unresponsive to Corrective Action Letters, Rule:

In the event of a violation of Rules, By-Laws, or Covenants, the Association will send a letter of warning followed by letters of corrective action including fines to the owner/member of the Association explaining the infraction and demanding the issue be resolved. If the owner/member refuses to answer the letter of complaint or other attempts to communicate and fails to resolve the violation, the Board of Directors may at their discretion fine according to the Covenant Enforcement Policy. In addition to the fines, once the total in fines exceed one thousand dollars and the owner continues to be unresponsive, the Board of Directors may remove use of the internet and cable television services from the unit in question until there is a resolution to the violation.

Explanation and Resolution:

The Board of Directors may take action against a non-responsive owner to ensure violations of the Rules, By-Laws, and Covenants properly enforced. The Board may in extreme cases pursue legal action to protect the Association and ensure enforcement and cooperation from an owner/member. All costs for internet/cable television disconnect/connect and legal action is the responsibility of the owner/member.

Effective date of the Rule is December 19, 2018

[Signature]
Norman E. Tyler
President, Board of Directors

Date December 19, 2018
CYPRESS BEND CONDOMINIUM ASSOCIATION
COVENANTS ENFORCEMENT POLICY
(Effective September 16, 2013)

AUTHORITY

Authority by the Cypress Bend Condominium Association Board of Directors to enforce the Declaration of
Covenants, Conditions, and Restrictions, and Rules and Regulations may be found in Section 18.5(a)(1-iii) of the
Master Deed of the Cypress Bend Horizontal Property Regime.

NOTICE TO HOMEOWNER REQUESTING COMPLIANCE

1. At the direction of the Association President, the management company will send a letter to the Owner in
violation requesting compliance. This letter may be sent electronically and via U.S. Mail. The letter will
direct the member to cease and desist from the alleged violation; the action required to abate the violation;
and a time period of not less than ten (10) days from the posting of the letter during which the violation
may be abated without further sanction. If such violation is a continuing one, or if the violation is not a
continuing one, a statement that any further violation of the same provision of this Master Deed, the By-
Laws, Covenants, or the Rules and Regulations of the Association may result in the imposition of sanctions
with notice and a hearing date set.

NOTICE OF HEARING BEFORE THE BOARD OF DIRECTORS

2. Within twelve (12) months of such demand, if the violation continues past the period allowed for in the
demand for abatement without penalty, or if the same violation subsequently occurs, the Board may serve
such Owner with written notice of a hearing to be held by the Board in executive session. The notice will
contain:
(a) The nature of the alleged violation.
(b) The time and place of the hearing, which time will be not less than ten (10) days from the giving
of the notice. The hearing may be conducted via teleconference or in person.
(c) An invitation to attend the hearing and produce any statement, evidence, and/or witnesses on
behalf of the Owner.
(d) The proposed sanction to be imposed.

NOTICE OF BOARD’S DECISION AND IMPOSITION OF INITIAL FINE

3. The Hearing will be held in executive session of the Board of Directors pursuant to notice and will afford
the alleged violator a reasonable opportunity to be heard. The hearing may be in person or by conference
call. Prior to the effectiveness of any sanction hereunder, proof of notice, and the invitation to be heard
will be placed in the minutes of the meeting. Such proof will be deemed adequate if a copy of the notice
together with a statement of the date and manner of delivery is entered by the officer, director, or other
individual who delivered such notice. The notice requirement will be deemed satisfied if an alleged violator
appears at the meeting. The minutes of the meeting will contain a written statement of the results of the
hearing and the sanction imposed, it any.
(a) The notice of decision will specify that any fines, including all mailing and administrative costs to
provide the notices to the Owner, are due and payable immediately on the day they accrue.
(b) If no violation is found or no fine or sanction is imposed, the homeowners must be notified of this decision as well.

APPROVED FEES OR SANCTIONS FOR INFRACTIONS

4. The following schedule of assessments have been approved for infractions/violations:

(a) $25 for the first infraction.
(b) $50 for a second, third, fourth, and fifth infraction.
(c) $100 for a sixth and subsequent infractions.

5. The Board of Directors may, at their discretion, after a hearing, or in the absence of a hearing when an owner fails to answer the letter or attend a hearing, institute additional measures authorized by the Master Deed, Covenants, and Rules and Regulations; or through South Carolina Laws to encourage compliance.

EXEMPTIONS

6. Cypress Bend will continue to operate a tag and tow policy for all vehicles on the property in violation of the rules. Motorcycles will be towed without notice. Please refer to our vehicle policy for further information.

Effective September 16, 2013
Board of Directors approved after review and corrections December 19, 2018

[Signature]
Norman E. Tyler
President, Board of Directors

Date December 19, 2018
THE CYPRESS BEND HORIZONTAL PROPERTY REGIME

ADOPTED RULES OR REGULATIONS BY THE BOARD OF DIRECTORS

AUTHORITY:

Under section 10.5 of the Master Deed for Cypress Bend types of vehicles not allowed, parking restrictions, and rules adopted by the Board of Directors related to vehicles and disposition of the same.

VEHICLES, RULES:

The only vehicles allowed on Cypress Bend Property are cars, family vans and small pick-up trucks without duel rear wheels. Vehicles not allowed are buses, mobile homes, trucks with dual wheels, extended oversized pickup trucks, motor homes, tractors, commercial vehicles of any type (cars, trucks, vans), camper, motorized camper or trailer, boat or other watercraft, boat trailer, motorcycles, motorcycle trailers, motorized bicycles, scooter, moped, motorized go carts, golf carts or similar carts, any vehicle used for advertising, hoverboards, or any other related forms of transportation.

All vehicles must be parked within one marked parking spaces. No vehicle is allowed on sidewalks, lawns, patios, or in a unit.

No vehicle is allowed to park in the same space for over 5 consecutive days without moving. No vehicle can be stored on property unless approved by the BOD or Management. Management will retain a list of stored vehicles. All stored vehicles will be parked in parking spaces across from buildings 4, 5, or 2 as shown on the attached diagram.

All vehicles parked on the property of Cypress Bend will be in good working condition and not damaged or in such poor condition as to create a risk of safety to owners or guests or detract from the appearance of the property. No wrecked vehicles are allowed on property. No immobile vehicles are allowed on property.

All prohibited vehicles may be towed without notice. Management or BOD will attempt to tag or mark vehicles with a warning before towing.

Motorcycles will be towed without notice.
EXCEPTIONS ALLOWED:

Stored vehicles properly parked and noted by Management. Commercial vehicles on property while repairs are being made. Commercial vehicles overnight while making repairs on property or performing maintenance.

EXPLANATION AND RESOLUTION:

Vehicles are very mobile. Only owner and guest vehicles are allowed on property. The BOD and Management are unable to confirm ownership of improperly parked vehicles or prohibited vehicles. Therefore, the only remedy is the towing of vehicles in violation of this rule. All expenses related to the removal of a vehicle from Cypress Bend property will be paid by the owner of the vehicle.

The effective date was July, 2011. Amended and approved on December 19, 2018.

[Signature]

Date: December 19, 2018

Norman E. Tyler
President, Board of Directors
THE CYPRESS BEND HORIZONTAL PROPERTY REGIME

ADOPTED RULES OR REGULATIONS BY THE BOARD OF DIRECTORS

AUTHORITY:

The Board of Directors is responsible for the enforcement of the Covenants, Bylaws, and Rules and Regulations under section 18.5 (a)(b) of the Covenants. The BOD may establish penalties for violations of the aforesaid documents.

FAILURE TO PAY HOA FEE, RULE:

Under section 4.2 the Association creates an annual assessment which is paid in 12 equal payments by the end of each month of a year, commonly referred to as a HOA fee. If a unit owner fails to pay the HOA fee and falls behind in the monthly assessments totaling more than one thousand dollars overdue by at least 60 days, the Association will notify the owner by letter of the default payment and resulting penalties.

PENALTIES:

The unit owner will be advised that he/she must contact the Management Company within 10 days to determine how to reduce the debt to the Association. Failing to communicate with the Association will result in the Board of Directors removing all privileges including voting rights, use of the pool, use of the cabana, use of the BRRA pool, and loss of cable television and internet connections. All disconnect and reconnect fees are the responsibility of the unit owner. An appeal can be initiated by the owner for a hearing before the Board of Directors within the 10 day period as enumerated in the Covenant Enforcement Policy approved by the BOD on September 16, 2013. As a last resort the Board of Directors will impose a lien on the property according to procedures in place.

RESOLUTION:

When an owner has complied and is paying the debt to the Association, the Board may remove the sanctions put in place.

Date December 19, 2018

Norman E. Tyler
President, Board of Directors

PARD BY THE BOARD OF DIRECTORS
AT A REGULAR BOD MEETING ON 12-19-2018
THE CYPRESS BEND HORIZONTAL PROPERTY REGIME

ADOPTED RULES OR REGULATIONS BY THE BOARD OF DIRECTORS

AUTHORITY:

Under section 10.1 of the Master Deed for Cypress Bend, “no condition will be permitted which is a source of unreasonable noise or interference with the peaceful possession and quiet enjoyment of any other portion of the Project by the Owners, their families, invitees and guests”. Under section 7.1 of the Master Deed for Cypress Bend, “no exterior construction of any nature whatsoever, except as specified in the Regime Documents, will be commenced or maintained upon the Building, including without limitation, a Limited Common Area, nor will there be any change, modification or alteration of an nature whatsoever of the design and appearance of any of the exterior surfaces of facades”.

FLOORING IN UNITS, RULE:

Any design changes to interior features in any unit within the regime must be approved by the Board of Directors, or Architectural Committee. Elements include but are not limited to replacing flooring or floor covering. Only wall to wall carpeting over padding is allowed as replacement in the living and dining areas, hallways, and bedrooms of a unit. Only indoor/outdoor carpeting over the waterproof membrane is allowed on balconies. Ceramic tile is allowed on patios with Board of Director approval. No changes are allowed for walls or window frame units. No load bearing wall will be moved.

EXPLANATION AND RESOLUTION:

Use of any flooring such as hardwood, linoleum, or other hard surfaced materials create excessive noise when walked upon. The noise created is amplified into other units causing the surrounding units to be unusable. Therefore only wall to wall carpeting is allowed as a replacement in all units. The builder has stated balconies were not built to hold the weight of ceramic tile, therefore no ceramic tile is allowed on balconies.

These rules are strictly enforced and are subject to the compliance rules for fines. The effective date was June 1, 2014 and reaffirmed December 19, 2018.

[Signature]

Norman E. Tyler, President BOD

Date: December 19, 2018
THE CYPRRESS BEND HORIZONTAL PROPERTY REGIME

ADOPTED RULES OR REGULATIONS BY THE BOARD OF DIRECTORS

AUTHORITY:

Under section 8.2 of the Master Deed for Cypress Bend, the Association (Board of Directors) and Management are granted irrevocable rights to enter a unit for the purpose of inspection, repair, or maintenance of the common area, or to prevent damage to surrounding units.

ACCESS TO UNITS, RULE:

All owners will provide a key or access code for their respective unit to allow entrance into their unit for inspection, maintenance, prevention of damage to other units, and or emergency repairs to the common area. If no key or entrance code is provided, the owner or agent of the owner must be able to respond to meet with Management (Association) for routine maintenance during normal working hours or any emergency 24 hours a day. Cost to repair damage to the unit or any part of the common area caused by forced entry into a unit will be paid by the owner of the unit in question.

Once each month every unit will be entered for the purpose of insect extermination. If no key is provided or no entrance code is on file, an owner or agent for the owner must be present to allow the exterminator into the unit for treatment.

EXPLANATION AND RESOLUTION:

Owners are obligated to provide entrance into their units for a number of reasons. Failing to comply with this rule will result in the fines according to the rules set forth by the compliance rule dated September 16, 2013 and reaffirmed December 19, 2018 by the Board of Directors.

[Signature]
Norman E. Tyler
President BOD

Date: December 19, 2018
THE CYPRESS BEND HORIZONTAL PROPERTY REGIME
CONDENSED VERSION OF APPROVED RULES AND REGULATIONS

- Clothing, linens, towels, doormats, string lights, etc., shall not be hung from balconies or patios, rails, or windowsills. Patios or balconies may not be used for storage. NO ITEM MAY BE LEFT ON THE FRONT WALKWAYS OR UNDER STAIRWELLS.
- No smoking on the breezeways. All lit tobacco products should be disposed of properly. Do not throw lit tobacco products into the pine straw.
- Only owners are allowed to have pets on property. Dogs must be on a leash at all times and an owner must clean any pet waste and dispose of the waste properly.
- The placement of personal items such as signs, placards, decorative plaques, wreaths, etc. on entrance doors and corridor walls is not permitted.
- At all times, reasonable noise levels should be maintained. This includes voice levels, televisions, stereo equipment.
- Individual grills are not permitted. Common area grills are located adjacent to the pool, next to building 2 and between buildings 8 and 9.
- Fishing, swimming, boating, or any water sport is prohibited in or on the ponds. Do not feed the waterfowl.
  Be aware alligators and snakes are frequently in the water, keep children and pets away from the ponds.
- No vehicle will be parked in the same parking space for 5 consecutive days. A tag and tow policy is in place with the exception of motorcycles. MOTORCYCLES WILL BE TOWED WITHOUT NOTICE. See the rules for prohibited vehicles.
- Car maintenance or repairs are prohibited. Washing of cars is allowed.
- Golf carts are allowed on property for short periods of time. No long term or overnight parking.
- Trash compactor is located adjacent to building 7. NO ONE UNDER 18 YEARS OF AGE IS ALLOWED IN THE COMPACTOR ENCLOSURE. The compactor is for trash only. No furniture, appliances, boxes, or large items.
- Hazardous products such as inflammable oils, fluids, bottled gas are not permitted.
- Discharge of fireworks, explosive devices, or other noise making devices are prohibited.
- BALL PLAYING, BOUNCING OF BALLS, SKATEBOARDING, HOVERBOARDING, ROLLERBLADING, ETC. ARE STRICTLY PROHIBITED. NO BICYCLING ON SIDEWALKS. This is a safety issue.
- Window treatments must be white when viewed from the exterior of the unit.
- The Board of Directors, Management, and Site Staff have full authority to enforce the Covenants, Bylaws, Rules and Regulations.
- The Cypress Bend Homeowners' Association is not responsible for the property of owners, dependents, guests, or lessees.
- This is a condensed list of rules and regulations. The complete version of the Guidelines, Rules and Regulations should be referred to for more comprehensive information.

Approved by the Board of Directors for Cypress Bend December 19, 2018.

[Signature]
Norman E. Tyler
President, Board of Directors

[Signature]
Date Dec 19, 2018
THE CYPRESS BEND HORIZONTAL PROPERTY REGIME
CONDENSED VERSION OF POOL RULES

- POOL HOURS, OPEN 10 A.M., CLOSED AT 10 P.M. Swimming allowed only during open hours.
- The use of the swimming pool and adjacent pool deck are at the user's risk at all times. No lifeguard is present.
- NO SMOKING IN THE POOL, ON THE POOL DECK, OR THE POOL ENCLOSURE
- State law imposes the following rules with respect to swimming pools:
  - No solo swimming
  - No running
  - No boisterous or rough play
  - No person under the influence of alcohol or drugs should use the pool
  - No spitting or blowing of the nose in the pool
  - No person with a communicable disease is allowed in the pool
  - No person with skin, eye, ear, or nasal infections are allowed in the pool
  - No animals or pets are allowed in the pool or pool enclosure
  - No glass bottles or any glass containers are allowed in the pool or in the pool enclosure
  - No children under 16 years of age are allowed in the pool or pool area without a parent
  - A shower should be taken before entering the pool
- Children not potty trained must wear rubber pants or "little swimmers" while in the pool for hygienic reasons. This rule is strictly enforced
- Diving or running jumps into the pool are strictly prohibited. The maximum depth is 5 feet
- Food and snacks are not permitted in the pool or on the pool deck area
- Use of floats, balls, etc. which are inconsiderate, offensive, or which interfere with the peaceful enjoyment and safety of the pool by others is prohibited.
- Loud music is prohibited. Please use earphones or earbuds
- The wireless internet connection is for the use by owners and guests only
- The pool and pool area are not to be used as a playground for children. Dangerous play is prohibited.
- Pool furniture is not to be removed from the pool deck
- Lounges, chairs, and tables cannot be reserved
- In the event of a lightning storm, all swimmers are asked to vacate the pool and pool deck for their safety
- AN EMERGENCY PHONE IS LOCATED ON THE POOL HOUSE WALL FOR 911 CALLS ONLY. Lifesaving equipment is located on the pool perimeter fence. A first aid kit is located next to the emergency phone
- All persons using the pool and restrooms are urged to cooperate in keeping the areas clean by properly disposing of trash in the provided trash can.
- The use of the pool for private functions is not permitted without written permission from Management or the BOD
- The pool may be closed by Management for cleaning and maintenance as necessary
- This is a condensed version of the pool rules. Refer to the Rules and Regulations for more information

The Cypress Bend pool is managed by Premier Management Group, phone 843-357-4515.

The condensed rules list was approved on December 19, 2018 by the Board of Directors.

Norman E. Tyler
President, Board of Directors

Date December 19, 2018