

Caspian Village Home Owners Association

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Myrtle Beach, SC 29588

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caspianvillagehoamb@gmail.com

President - Patrick Boulanger

Vice-President - George Hicks

Treasurer/Acting Secretary- Sandy Welch

Member at Large - Karon Killion

Affidavit

Date:

October 11, 2021

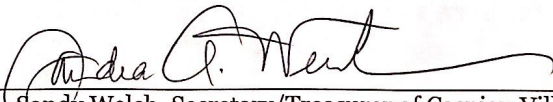
State of South Carolina, County of Horry, Town of Myrtle Beach, Caspian Village Homeowners' Association.

We, the undersigned, of lawful age and sound minds, hereby affirm and attest as follows;

On October 27, 2021 a vote count was held by the Caspian Village Homeowners' Association Board to amend the Bylaws of the Association and re-elect Board Member, Karon Killian to read: (see attached document—EXHIBIT A). There were 45 eligible voters. 23 votes were needed to meet quorum. The entire Board counted 24 votes were counted. The majority of votes casted were in favor of the proposed changes to current the Amendments, therefore allowing the Board to adopt the changes and file them accordingly with the County of Horry.

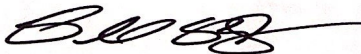
Under penalty of perjury we hereby declare and affirm that the above stated facts , to the best of our knowledge, are true and correct as of the date thereof.

Signature: _____



Sandy Welch, Secretary/Treasurer of Caspian Village HOA

Signature: _____



Patrick Boulanger, President of Caspian Village HOA

EXHIBIT A

Book 1143, Page 241, Paragraph 10

No tractor, trailer, or other vehicle except an automobile or pick up truck used for principal transportation by the owner or someone within his immediate family may be stored for more than one (1) week on any lot, unless the same is within a garage.

To read:

No tractor, trailer, or other vehicle except an automobile or pick up truck used for principal transportation by the owner or someone within his immediate family may be stored for more than one (1) week on any lot, unless the same is within a garage, if the CVHOA Board deems it is unsightly.

Book 1720, Page 852, Paragraph 29

Each lot owner shall erect and maintain a streetlamp of uniform size and design. The lamp shall be seven (7) feet in height with a 308 post and a fourteen (14") inch opal globe and photocell. The lamp shall be placed at a point on the lot fifteen (15') feet from the street and shall be no closer than ten (10') feet from the driveway. Each corner lot must have two (2) such lamps, one at the above distances from each street adjacent to the lot.

Each lot owner shall erect and maintain a streetlamp of uniform size and design. The lamp shall be no more than seven (7) feet and no less than five (5') feet in height with a 308 post and photocell. The lamp shall be placed at a point on the lot that has been previously approved by the CVHOA Board. All applications and responses must be in writing. Each corner lot must have two (2) such lamps, one at the above distances from each street adjacent to the lot.

Book 1720, Page 852, Paragraph 30

No detached garage, shed, outbuilding, or any other detached structure shall be erected on any lot in the project.

To read:

No detached garage, shed, outbuilding, or any other detached structure shall be erected on any lot in the project, unless previously approved by the CVHOA Board. All applications and responses must be in writing.

Book 1347, Page 165, Section 8 (d) "Treasurer"

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disperse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at it's regular annual meeting, and deliver a copy of each to the members.

To read:

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disperse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of every third fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at it's regular annual meeting; and deliver a copy of each to the members.

ADDITION TO SECTION to Book 1143, Page 240, Section 1

Leasing and Transient Use.

For purposes of this Declaration, the terms "Lease" and "Leasing" shall refer to the regular, exclusive occupancy of a Unit by any person other than the Owner, for which the Owner receives any consideration or benefit. All leases shall be in writing and shall disclose that the tenants and all occupants of the leased Unit are bound by and obligated to comply with the Governing Documents. However, the Residential Unit that is leased shall be leased of no less than one (1) year. Within ten (10) days of a lease being signed, the Owner of the leased Unit shall notify the Board or the Association's managing agent of the lease and provide any additional information the Board may reasonably require. The Owner must give the tenant copies of the Governing Documents. In addition to, but consistent with this sub-section, the Association or the Board may adopt rules governing or subleasing. No Residential Unit shall be made subject to or used for any hotel and or for transient. At no time will any Unit be able to create or host an "Airbnb" rental or any other rental situation that is considered temporary or short term in nature unless the Unit is considered the Owner's primary residence and written expressed approval has been granted by the CVHOA Board.