

ADDENDUM TO THE RULES AND REGULATIONS  
OF OCEAN RIDGE PROPERTY OWNERS ASSOCIATION, INC.

Ocean Ridge Property Owners Association, Inc., pursuant to Section 27-30-130 of the South Carolina Code of Laws, does hereby record the following Addendum to the Rules and Regulations of Ocean Ridge Property Owners Association, Inc.

The Association, acting by and through its Board of Directors, has adopted the following Addendum to its Beautification Ordinance, which Beautification Ordinance is a part of the Rules and Regulations of the Association. Terms spelled with initial capital letters in this Addendum shall have the meanings given to them in the Declaration of Covenants and Restrictions of Oristo Property Owners Association, Inc., recorded in Book 195 at page 310 in the Office of the Clerk of Court of Colleton County, South Carolina, as amended and supplemented from time to time.

1. Paragraph 5. A. of the Beautification Ordinance is hereby amended and restated as follows:

Each Owner, and each Owner's tenants, guests, contractors, and invitees, shall park their vehicles (including without limitation trailers, campers, RV's and trucks) only upon such Owner's property, and not upon any other Owner's property (unless expressly approved by such other Owner) and not upon the Common Properties (including without limitation the rights-of-way of the roads and streets within the Properties). Notwithstanding the foregoing, parking of vehicles along the edge of the road right-of-way is allowed provided that travel along the road, mail and package delivery, access by other Owners to their driveways, and garbage pickup, are not unreasonably interfered with; however, no such parking along road rights-of-way shall be allowed overnight.

2. Paragraph 8 of the Beautification Ordinance is hereby amended and restated as follows:

Pets and Wild or Stray Animals

Pets will not be permitted to interfere with the rights, comfort or convenience of other Owners and guests. Dogs are required to be on a leash at all times, except that Owners may have pets unleashed within their property boundaries if contained within invisible fencing or if the pet is under the control of a person present with the pet. Dog owners shall immediately remove waste left by their dogs and deposit that waste in their own garbage container. Any attempt to domesticate wild or stray animals by any method, and any feeding of wild or stray animals, specifically including deer, is a violation of the Beautification Ordinance.

3. The Beautification Ordinance is amended and supplemented to include the following as Paragraph 10:

10. The Association, in addition to any other remedies provided for in the Declaration, the Beautification Ordinance, or any other document, or otherwise

allowed by law, shall have the power and authority to levy fines against an Owner for violation of the Beautification Ordinance, the Rules and Regulations, or any other requirement imposed on such Owner by the Declaration of Rights, Restrictions, Affirmative Obligations, and Conditions recorded in Book 195 at page 347 in the Office of the Clerk of Court of Colleton County, South Carolina, as amended and supplemented from time to time, pursuant to the following procedure. Upon the first such violation the Association will give written notice and a warning to the Owner, specifying the nature of the violation and the date and place that it occurred. Upon the second violation of the same requirement, the Association may levy a \$25.00 fine; upon the third, \$50.00; and upon the fourth, and each subsequent violation, \$100.00. All fines imposed upon an Owner shall be a lien on the Property of such Owner to the same extent as an unpaid assessment is a lien.

This Addendum is effective as of July \_\_\_\_, 2020.

OCEAN RIDGE PROPERTY OWNERS  
ASSOCIATION, INC.

By: \_\_\_\_\_  
Ted Luckadoo, President

South Carolina, Colleton County

I \_\_\_\_\_, Notary Public for the State of South Carolina, do hereby certify that Ted Luckadoo, acting as President of and of behalf of Ocean Ridge Property Owners Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Signature of Notary Public  
My commission expires: \_\_\_\_\_

[Notary Stamp or Seal]