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**VISTIANNA PLACE
HOMEOWNERS ASSOCIATION, INC.**

BOARD RESOLUTION

**Re-Affirmation and Re-Adoption
of Bylaws;
Description of Services;
and Regulations**

FILED/RECORDED
August 10, 2020
DORCHESTER COUNTY
REGISTER OF DEEDS

WHEREAS, the Board of Directors ("Board") of Vistianna Place Homeowners Association, Inc. ("Association") is charged with the responsibility of exercising for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Vistianna Place ("Declaration") recorded September 28, 2007, in Book 6285 at Page 169 in the Dorchester County Register of Deeds (hereinafter, the Declaration may be referred to as "Governing Documents").

WHEREAS, the Association further exists to assure that the property known as Vistianna Place shall be maintained in an attractive, high quality, residential condition.

WHEREAS, bylaws were previously adopted by the Declarant but were never recorded.

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens are silent on creating or amending Bylaws. The South Carolina Nonprofit Corporation Act, 33-31-101 et seq., South Carolina Code of Laws, as amended, provides the following pertinent section. The South Carolina Nonprofit Corporation Act, Section 33-31-206, authorizes the Board of Directors to adopt bylaws for the corporation.

WHEREAS, Article I, Section (Y) "Regulations shall mean and refer to the guidelines, rules, policies, regulations and procedures, ... adopted by the Developer, the Board of Directors, ...for the Community, ..."

WHEREAS, Article II, Section 22, of the Declaration states that "The use of the Property shall be subject to the Regulations promulgated from time to time by the ...Association ... The ... Association, ...may from time to time adopt, amend, change, modify or eliminate any Regulation ..., in their sole discretion, without notice to the Owners."

WHEREAS, the Board previously made, adopted and promulgated bylaws, certain rules, regulations, guidelines, procedures and policies regarding Members/Owners, occupants and tenants, assessment collection, and violations and penalties, but were not recorded.

Each Board Member/Director voting in favor of this resolution has signed his/her name below, and by signing below, s/he acknowledges that this Resolution and the attached shall be effective upon recording.

FILED/RECORDED
August 10, 2020
DORCHESTER COUNTY
REGISTER OF DEEDS

VISTIANNA PLACE HOMEOWNERS ASSOCIATION, INC.:

Sarah Handlett
Board Member/Director

06/18/20
Date

Board Member/Director Date

[Signature]
Board Member/Director

6-18-20
Date

Board Member/Director Date

Board Member/Director

Date

Board Member/Director Date