

**CORPORATE RESOLUTION
SNEE FARM COMMUNITY FOUNDATION, INC.**

COMMERICAL USE OF LOTS PROHIBITED

The undersigned, being the Board of Directors of SNEE FARM COMMUNITY FOUNDATION, INC., (the "Board and the "Association," respectively), do hereby consent, agree, authorize and resolve that:

WHEREAS, pursuant to Article XIV, Section A of the Declaration and Restrictions of Snee Farms, the Board is empowered with the authority to enforce the Declaration and collect reasonable fines and penalties for violations of the Declaration; and

WHEREAS, pursuant to Article IX, Section B of the Declaration, "[a]ll Lots shall be used **exclusively** for single-family residential purposes"; and

WHEREAS, pursuant to Article IX, Section C, "[a]ny business which detracts from the exclusively residential character of Snee Farm is prohibited. Prohibited businesses include, but are not limited to, a rooming house, boarding house... Provided, however, that nothing contained herein shall be construed to prohibit an Occupant from engaging in any lawful activity so long as... (v) no clientele visit the Lot or Residence for business purposes"; and

WHEREAS, the Board, in its sole discretion, has determined that the offering of a Lot or house thereon to be rented, through any commercial platform, for a term of less than ten (10) days is a commercial use of Lots and inconsistent with purpose or scheme of Snee Farm, under the Declaration, that said use is not "exclusively residential" in a sense that it is not "exclusively for single-family residential purpose" and "detracts from the exclusive residential character"; and

WHEREAS, The Town of Mount Pleasant defines an "Accommodation" as, "Any room (excluding meeting and conference rooms), campground spaces, recreational vehicle spaces, lodgings or sleeping accommodations furnished to transients by any hotel, motel, inn, condominium, bed and breakfast, residence, or any other place in which rooms, lodgings, or sleeping accommodations are furnished for consideration within the town. The gross proceeds received from the lease or rental of sleeping accommodations supplied to the same person or persons for a period of more than 30 continuous days are not considered proceeds from transients." per Ordinance 96014, passed 3-12-96; and

WHEREAS, for the purposes of this Resolution, "commercial use" shall be defined as offering, advertising, using or renting the residential Lot for the purpose of collecting rentor remuneration for a period of 10-days or less.

NOW THEREFORE, the Board hereby adopts the following Resolution regarding the commercial use of Lots:

1. Any rental of less than ten (10) days constitutes a commercial use of a Lot and constitutes commercial activity on a Lot;
2. The offering or use of any Accommodation, as defined by the Town of Mount Pleasant under Ordinance 96014 (passed 3-12-96) upon any Lot constitutes a commercial activity on a Lot;
3. Any offering or advertising of a Lot, or any portion thereof, through any commercial platform, including, but not limited to, Airbnb or other short-term rental agency, constitutes a violation of the exclusively residential use of a Lot; and
4. A fine or penalty shall be imposed in the amount of \$100^{2000 SMH} for each day that a Lot is deemed to have been offered, advertised, or used in a manner constituting commercial activity/use.

The Board reserves the right to modify this Resolution at any time in its sole Discretion.

ADOPTED this 6th day of JANUARY, ^{SMH}~~2018~~²⁰¹⁹.

By: [Signature]
 Print Name: PRES STEVE HURST

By: [Signature]
 Print Name: MARIA RASGO

By: [Signature]
 Print Name: Thomas De Duca

By: [Signature]
 Print Name: Jenny S. Hilton

SIGNED SEALED AND DELIVERED
in the presence of:

[Signature]
(witness #1)

[Signature]
(witness #2)

SNEE FARM COMMUNITY FOUNDATION,
INC.

By: [Signature] (L.S.)

Print Name: STEVE HURST

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Tiffany Herr, Notary Public for the State of South
Carolina, do hereby certify that Snee Farm Community Foundation, Inc., by
Steve Hurst, its President, personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7 day of January, 2019.

[Signature]
Notary Public for South Carolina
My Commission Expires: 4.11.23

