

## EXHIBIT "F"

## HIBBEN FERRY RULES AND REGULATIONS

Pursuant to the "Master Deed and By-Laws", the following Rules and Regulations are promulgated for the Occupants of Hibben Ferry II. Occupant shall mean any Owner of a Condominium with respect to the common elements. Owner shall mean the Owner or any tenant occupying the units. Council shall mean Hibben Ferry Homeowners Association or a management company hired by the Council.

1. Motor Vehicles and Trailers. Only automobiles shall be parked in the paved parking spaces provided and so designated by Developer or Council. Each unit is allowed parking for 2 vehicles only. Campers and boats are not allowed on the property. Boats, campers and extra cars must be parked off the property. No vehicles can be washed on the property.

2. Maintenance and Use. Each Owner shall maintain and use his unit in such manner so as not to create a fire hazard or damage to invitees and so as to preserve the exterior appearance of his Unit. The balconies shall be used only for the purpose intended and shall not be used for hanging garments or other objects. No clothes lines can be strung up and no drying of laundry will be permitted outside the Unit. Recognizing the potential fire hazard and possible annoyance to adjacent owners, grilling on the balconies must be done with extreme caution.

3. Pets. Cats, dogs and other pets under 16 inches at shoulder are allowed to be kept in or about the property provided the Council is informed of the pets and the Council can impose certain conditions regarding the privilege of keeping a pet. Animals are to be kept on a leash or beside the owner when carried outside the Unit. The owner must clean up after this pet, and no pets can be allowed to run loose. Excessive barking of a pet or other annoyance to the other Unit owners may be cause for order by the Council to forbid the keeping of that pet on the premises. No large pets are allowed on the property.

4. No alterations or additions to any of the common elements or limited common elements shall be made by any occupant without the prior written approval of the Council. Occupants shall not undertake to do any item of painting, repair or maintenance to be provided by the Council under the By-Laws unless in an emergency or pursuant to written approval of the Council. Balconies can be glassed in provided the enclosure blends with the rest of the building and prior approval from the Council must have been obtained. All drapes used must have white lining. Natural colored or white blinds, shades or shutters can be used. No colored blinds, shades or shutters can be used.

5. Annoyances. No occupant may make or permit any disturbing noises in the units or common elements nor do anything that would interfere with the rights, comforts or other conveniences of other occupants. No occupant may play any musical instrument, phonograph, radio or television set in his Unit on or about the condominium property if the loudness shall in any manner disturb or annoy the other occupants. No loud radios, stereos, or televisions shall be allowed on the balconies.

6. Pool Facilities. Use of the pool facilities must be in accordance with the posted rules. Children must be accompanied by an adult. Due to the proximity of the Units to the pool area, stereos and radios are not allowed in the pool area.

7. Fireworks. Shooting of fireworks in or around the building is expressly forbidden.

8. Antennas. No radio or television antenna or any wiring for such purpose may be installed on the exterior of any building or upon the common elements without prior written consent of the Council.

9. Refuse. Disposition of garbage and trash shall be only by the use of trash receptacles supplied by the Council.

10. Signs. No signs, advertising or notices of any kind or type whatsoever, including but not limited to "FOR SALE" or "FOR RENT" signs, shall be permitted or displayed on the exterior of any apartment nor shall they be posted or displayed in the windows or in any manner as to be visible from the exterior of any apartment, except as permitted by the Council.

11. Notices. All official notices of Hibben Ferry or of the managing agent shall bear the signature of the President or Secretary of the Council or any authorized representative of the managing agent. No occupant shall make any written, typed or printed notices or post the same on the bulletin boards, mail, or otherwise circulate to other occupants, which purport or represent to be an official act or notice of the Council or managing agent. Notices of a social nature or purpose by an occupant, to other occupants, are permitted, provided that all such notices must bear the signature of the occupant posting such notices.

12. Recreational Areas. Anyone utilizing the common areas for recreational purposes shall see that such areas are left in the same condition as they were before such use. Use of the recreational facilities will be controlled by regulations issued from time to time by the Council, but in general the use of these recreational facilities will be prohibited between the hours of 11 p.m. and 9 a.m. Rules governing the pool shall be the same as set forth for public pools by the South Carolina State Board of Health and Environmental Control. Children under 12 are not allowed in the pool area without an accompanying adult being present.

13. Floats, beach chairs and other items cannot be stored or left in the corridors or outside of any of the entrance doors.

14. No running, yelling, playing or jumping shall be allowed in the corridors or on the stairs. No yelling or excessive noise is allowed. Occupants must be considerate.

15. Violations. Any violation of the foregoing Rules and Regulations may result in a fine or special assessment to the violator in addition to all other legal remedies. Said fine may be assessed repeatedly upon failure of owner or member to correct the infraction after notice by the Council to obey these rules as well as other obligations imposed by the condominium documents. Any occupant accused of violations and assessed a fine may ask to be heard by a Grievance Committee of three owners appointed from time to time by the Council and contest the assessment. Said Grievance Committee shall hear the accusation and if the Committee finds that the violation did occur, the violator's assessment shall not abate. Continued violation of the rules by a renter can result in the Council's request that he vacate the unit.

Additional rules and regulations may be promulgated by the Council. These rules and regulations and any additional

rules and regulations shall be binding upon the owners and their guests.

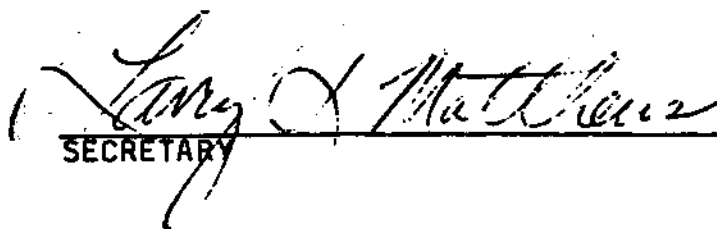
C E R T I F I C A T I O N

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of Hibben Ferry Home Owners Association, a South Carolina nonprofit corporation, and

the foregoing Rules and Regulations constitute the original Rules and Regulations promulgated for Owners and Occupants of Hibben Ferry II, a Horizontal Property Regime, and that the same were duly adopted at a meeting of the Board of Directors of the Hibben Ferry Home Owners Association held on the 21<sup>st</sup> day of APRIL, 1983.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Hibben Ferry Home Owners Association this 25<sup>th</sup> day of APRIL, 1983.

  
 SECRETARY