HOW TO JOIN THE BATTERY SHORES POA

The Owner of any lot (improved or unimproved) with the Battery Shores Community is eligible to join the Battery Shores Property Owners Association, Inc. (BSPOA).

The process of joining requires the property owner(s) (all parties listed on the deed) to sign before a notary the "***Declaration to Come within Covenants, Easements, Conditions and Restrictions for Battery Shores Property Owners Association, Inc***." This signed and notarized document should be delivered to the Treasurer of the BSPOA along with a check for $600 (Cost of Capitalization). The Capitalization fee is defined in Section 6.10 of the *Declaration of Covenants, Easements, Conditions and Restrictions for Battery Shores Property Owners Association, Inc.*

The President and Secretary of the Board will review the document for completeness and sign the document before the Association's Notary. The Treasurer will assure the document is properly filed with the Beaufort County Register of Deeds and deposit the Owner's check (Cost of Capitalization) in the Association's Reserve Account. (basically for self- insuring the common properties)

Once the property is made a part of the Association, *the owner should be aware that based on our fiscal year beginning July 1*, *a* ***pro-rated annual assessment is due***. This annual Assessment, which may change slightly from year to year, is deposited into the Association's Operational Account and applied in accordance with the Annual Budget for utilities, maintenance and administrative expenses.

After all appropriate monies have been deposited and cleared, and filing with the Register of Deeds have been made, a Board director will deliver to the new Member, a copy of the stamped document filed with the Register of the Deeds and a keycard for the Dock.

For any further questions, please contact us by using the ***Contact the Board*** link on the website www.batteryshorespoa.com.

See page 2 & 3 of this PDF to register to belong to the POA.

After recording return to:
Battery Shores Property Owners Association, Inc.
P.O. Box 6203
Beaufort, S.C. 29903

STATE OF SOUTH CAROLINA	)	**DECLARATION TO COME WITHIN COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR BATTERY SHORES PROPERTY OWNERS ASSOCIATION, INC.**
	)	
COUNTY OF BEAUFORT	)	

WHEREAS, on the 24th day of September. 2009, Coastal Contractors, Inc., the owner and developer of certain properties located in the City of Beaufort, Beaufort County, South Carolina, known as Battery Shores, executed a Declaration of Covenants, Easements, Conditions and Restrictions for Battery Shores Property Owners Association, Inc. (the "Battery Shores Declaration") which was recorded in Book 2891 at Page 2273 in the Office of the Register of Deeds for Beaufort County, South Carolina;

WHEREAS, it was the intention of Coastal Contractors to create the BSPOA through the filing of the Battery Shores Declaration and to provide the property owners within the Battery Shores subdivision a mechanism to join the BSPOA and thereby subject their properties to the Battery Shores Declaration;

WHEREAS, Coastal Contractors, Inc. assigned all its rights for annexation pursuant to Article IX, paragraph 9.1 to the Battery Shores Property Owners Association, Inc. on February 10, 2011, saiddocument being recorded inBook 3035 at Pages 1011-1108 inthe Office of the Register of Deeds for Beaufort County, South Carolina; and

WHEREAS, the undersigned owner(s) of Lot(Block) _____ of Battery Shores (the "Property") desire to join the BSPOA and thereby subject their property to the Battery Shores Declaration.

NOW, THEREFORE, for and in consideration of the sum of Fifteen and No/100 DOLLARS ($15.00) and other good and valuable consideration, the undersigned hereby subject their above described real property to the Battery Shores Declaration, making the Battery Shores Declaration henceforth a restriction and covenant running with the land.

IN WITNESS WHEREOF, the undersigned, as the owner of Lot(Block) _____of Battery Shores Subdivision (the "Property"), have executed this Declaration on this _____ day of _____, 20_____, in order to subject the Property to the Declaration of Covenants, Easements, Conditions, and Restrictions for Battery Shores Property Owners Association, Inc., which was recorded in Book 2891 at Page 2273 in the Register of Deeds Office for Beaufort County, South Carolina, which shall henceforth be a covenant and restriction running with the land.

_____ _____

Witness Name: _____

_____ _____

Witness Name: _____

STATE OF _____)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, the undersigned notary public, do hereby certify that _____
_____, personally appeared before me this _____ day o _____,
20 ____, and acknowledged the due execution of the foregoing instrument.

_____ (SEAL)
Notary Public

County of: _____

State of: _____

My Commission Expires: _____

Pursuant to the requirements of Article IX, paragraph 9.2(b) and in acknowledgment of the Property owners having met the capitalization requirements or exemptions as defined in Article VI, paragraphs 6.9 and/or 6.10 of the Battery Shores Delcaration, the BSPOA hereby accepts the above stated property into the Battery Shores Property Owners Association, Inc.

President, Battery Shores Property Owners Association, Inc. _____ (signature)

_____ (printed name)

Secretary, Battery Shores Property Owners Association, Inc. _____ (signature)

_____(printed name)

_____

Witness

_____

Witness

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY O BEAUFORT)

I, the undersigned Notary Public do certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the _____ day of _____, _____

_____

Notary Public for South Carolina
My Commission Expires _____