

**BYLAWS
OF PALMETTO VILLAGE HOA AT PALMETTO GREENS, INC.,
f/k/a PALMETTO GREENS**

ARTICLE I

DEFINITIONS

Section 1.1 The words capitalized when used in these By-Laws (unless the context shall prohibit) shall have the meaning given in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Palmetto Greens, recorded Oct. 10, 2008 ("CCR").

ARTICLE II

GENERAL

Section 2.1 The name of the Association is Palmetto Village HOA at Palmetto Greens, Inc. f/k/a Palmetto Greens (the "Association"), a South Carolina corporation. The principal office of the Association shall be located at the property management company, or at such other place as may be subsequently designated by the Board of Directors ("BoD") of the Association.

Section 2.2 The provisions of these Bylaws are binding on all Owners of Lots in Palmetto Village at Palmetto Greens, Inc. (herein called "Subdivision"), their tenants, guests, invitees, agents, employees, licensees, grantees, successors and assigns.

ARTICLE III

MEMBERSHIP

Section 3.1 Every person or entity who is a record Owner of a fee or undivided interest in any Lot which is subject to the CCR and any amendments hereto, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as a security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

Section 3.2 The rights of membership are subject to the payment of the annual assessment levied by the Association, the obligation of which assessment is imposed against such Owner and becomes a lien upon the property against which assessment is made as provided by Article 3, §1 of the CCR.

Section 3.3 The membership rights of any person whose interest in the Properties is subject to assessments under Article V, Section 8, hereof whether or not he be personally obligated to pay such assessments, may be suspended by action of the BoD during the period when the assessment remains unpaid; but, upon payment of such assessments, his rights and privileges shall be automatically restored. If the Board of Directors have adopted and published rules and regulations governing the use of Common Property and the personal conduct of any person thereon, they may, in their designation, suspend the rights of any person for violation of such rules and regulations.

ARTICLE IV

MEETINGS OF MEMBERSHIP

Section 4.1 Place. All meetings of members shall be held at such place as may be designated in the written notice of the meeting.

Section 4.2 Annual Meeting. The Association shall hold an annual meeting of the members for election of the directors which shall be held in April each year at a date and time to be fixed by the BoD. At the annual meeting, the members shall elect the new members of the BoD and transact such other business as may properly come before the meeting.

Section 4.3 Special Meetings. At any time in the interval between annual meetings and from time to time, special meetings of the Members may be called by the President of the Association, or by a majority of the Association Board, or at the written request of the members entitled to vote one-third (1/3) of all the votes of the Association. Business transacted at all special meetings shall be confined to the subjects stated in the notice of the meeting.

Section 4.4 Notice of Meetings. Written notice of each annual and special meeting of the members shall be served upon or mailed to each Member entitled to vote, at such address as appears on the books of the Association, at least ten (10) days, but no more than sixty (60) days, before the meeting. The notice shall specify the place, day, time and purpose of the meeting. Waiver in writing of the notice required herein, signed by the Member before, at or after such meeting, shall be equivalent to the giving of such notice. Each Member shall notify the Secretary of the Association of any address change, and the giving of notice shall be in all respects sufficient if sent to the address of the Member which is then on file with the Secretary.

ARTICLE V

BOARD OF DIRECTORS

Section 5.1 Number. The affairs of the Association shall be managed by a Board of Directors consisting of five (5), all of whom shall be Members of the Association.

Section 5.2 Term. The members shall elect five (5) directors to serve as follows: The two candidates receiving the highest number of votes shall be elected to serve for a term of two (2) years; and the three candidates receiving the next highest number of votes shall be elected to serve for a term of one (1) year. At each annual meeting thereafter, the members shall elect for a two (2) year term the number of directors required to all the number of vacancies created by the expiring terms of directors. Directors must be members of the Association.

Section 5.3 Vacancy. Any vacancy occurring in the Board of Directors by reason of transfer of ownership, death, resignation, retirement, disqualification, removal from office or other reason, may be filled by the remaining Board of Directors appointing a member to fill the vacancy. A director appointed to fill a vacancy shall be appointed for the unexpired term of his predecessor in office.

Section 5.4 Removal. Any director may be removed from the Board of Directors, with or without cause, by a majority vote of the total membership of the Association.

Section 5.5 Disqualification and Resignation of Directors. Any director may resign at any time by sending a written notice of such resignation to the office of the Association, delivered to the Secretary. Unless otherwise specified therein, such resignation shall take effect upon receipt thereof or by transfer of title of the Directors Lot shall automatically constitute a resignation, effective when such resignation is accepted by the Board of Directors, unless the director continues to own another Lot. Upon acceptance of the Directors resignation or disqualification, the outgoing Director shall relinquish all official records and property of the Association within five (5) days of the effective date of resignation. No member or director shall serve on the Board unless they are in good standing and should not be more than thirty (30) days delinquent in the payment of an assessment, and said delinquency is confirmed by the Board of Directors.

Section 5.6 Compensation. No director shall receive compensation for any service he may render to the Association in his capacity as a director. However, each director may be reimbursed for actual expenses incurred in the performance of his duties.

ARTICLE VI

VOTING RIGHTS

Section 6.1 Voting Rights. The Association shall have two classes of voting memberships,

The procedures for the election of directors of the Board and the resolution of such other issues as may be brought before the Membership of the Association shall be governed by the Declaration, the South Carolina Not for Profit Corporation code, the Articles of Incorporation of the HOA, and these By-Laws of the HOA, as each shall from time to time be in force and effect. The affirmative vote of a majority of the votes entitled to be cast by the members present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the members, unless a greater proportion is required by the Articles of Incorporation, these, Bylaws, the Declaration, or South Carolina law. The election of directors shall be by secret ballot. If a membership is jointly held, all or any holders thereof may attend each meeting of the members, but such holders must act unanimously to cast the voted relating to their joint membership.

If more than one person or entity owns a Lot, they shall file a certificate with the Secretary naming the person authorized to cast the vote for the Lot. If no certificate is filed, the co-owners must designate, at the time of the meeting, the person authorized to cast such vote.

Section 6.2 Proxies. At all meetings of the Members, every Member shall have the right to vote in person or by proxy. All proxies shall be executed in writing by the Member or by his duly authorized attorney-in-fact and shall be filed with the Secretary or the Board's duly appointed management company.

Section 6.3 Quorum. At any meeting of the Members, fifty-one percent (51%) of the Members entitled to vote, present in person or by proxy, shall constitute a quorum of the membership for any action, except as otherwise provided in the CCR or these Bylaws. If, however, such quorum is not present or represented at any meeting, the Members present and

entitled to vote shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. If adjournment extends thirty (30) days past the originally scheduled meeting date, notice of the date on which the adjourned meeting is to be reconvened shall be given as herein provided. The quorum at any subsequent meeting as a result of adjournment shall be one-half (1/2) of the required quorum at the preceding meeting.

Section 6.4 Quorum at Meeting Called for Special Assessments of Capital Improvements.

Written notice of any meeting called for the purpose of taking any action authorized under Article 6, Section 4 ("Stormwater Management") of the Protective Covenants shall be sent to all Members not less than ten (10) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast fifty-one percent (51 %) of all the votes shall constitute a quorum. The required quorum at any subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6.5 Voting Required to Transact Business. When a quorum is present at any meeting, a majority of the votes entitled to be cast by the Members present or represented by proxy shall decide any question brought before the meeting unless the question is one upon which, by express provision of the CCR or these Bylaws, a different vote is required, in which case such express provision shall govern and control the decision of such question.

Section 6.6 Action Without a Meeting. Any action which is required or permitted to be taken at a meeting may be taken without a meeting if:

- a. Consent in writing, setting forth the action so taken, is signed by all of the members entitled to vote with respect to the subject matter thereof and filed with the Secretary, whether done before or after the action so taken; or
- b. Approved by written ballot sent to all members entitled to vote, provided, (i) the number of votes cast by written ballot equals or exceeds the quorum required to be present at a meeting authorizing the action and (ii) the number of approvals cast equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the same total number of votes were cast.

Section 6.7 Order of Business. The order of business at annual members' meetings and as far as practical at other members' meetings, will be:

- a. Roll call and certification of proxies;
- b. Proof of notice of meeting or waiver of notice;
- c. Reading of minutes or prior meeting;
- d. Officers' report;
- e. Committee reports;
- f. Appointment by Chairman of Inspectors of Election;
- g. Election of directors;
- h. Unfinished business;
- i. New business;
- j. Adjournment.

ARTICLE VII

ELECTION OF DIRECTORS

Section 7.1 The election of directors shall be by written ballot. At such election the members or their proxies may cast in respect to each vacancy as many votes as they are entitled to exercise under the provisions of the CCR. Nominations may also be made from the floor at the annual meeting. The persons receiving the largest number of votes shall be elected.

ARTICLE VIII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 8.1 Powers. The Board of Directors may exercise all corporate powers not specifically prohibited by statute, the Articles of Incorporation or the CCR to which these By-laws are attached. The powers of the Board shall specifically include, but not be limited to, the following:

- a. To make and collect general, special and individual assessments and establish the time within which payment of such assessments are due;
- b. To use and expend the assessments collected to maintain, care for, manage and preserve the Common Areas, except those portions thereof which are required to be maintained, cared for and preserved by the owners;
- c. To procure, maintain and pay premiums on, insurance policy(s) and equitably assess the members as part of the Common Expenses;
- d. To contract for management of the Subdivision and to delegate to such manager, employee or contractor all powers and duties of the Association except those specifically required by the Protective Covenants to have specific approval of the Board of Directors or the membership of the Association;
- e. To employ and compensate such personnel as may be required for the maintenance and preservation of the property, including but not limited to attorneys, accountants, contractors and architects;
- f. To make and amend rules and regulations governing the use of the common areas and facilities and the conduct of the Lot Owners, their tenants and guests;
- g. To acquire, rent or lease a Lot in the name of the Association or its designee;
- h. To enforce the provisions of these Bylaws, the Articles of Incorporation, the Protective Covenants, the rules and regulations, and the Association's policies promulgated thereunder by any legal means, including the denial of a Lot Owner's right to use the common areas and facilities and assessment of penalties and fines;
- i. To adopt an annual budget for the property;

- j. To impose and receive any payments, fees, or charges for the use, rental, or operation of the common areas or elements other than for service provided to members;
- k. To purchase equipment, supplies and materials required in the maintenance, repair, replacement, operation and management of the Association property;
- l. To exercise all other powers that may be exercised in this state by legal entities of the same type as the Association;
- m. To pay bills for utilities serving the Association property;
- n. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of South Carolina by law may now or hereafter have or exercise;
- o. To foreclose any unpaid assessments and liens resulting therefrom against any property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the member personally obligated to pay the same;
- p. To exercise all authority with respect to architectural review and control, including but not limited to the authority to approve plans and specifications for all structures on and improvements to lots and common areas, to impose and collect architectural reviews fees, to enforce design guidelines applicable to the lots and common areas, and to enact additional guidelines for all improvements;
- q. To exercise all authority in connection with lots use restrictions, including but not limited to the authority to enforce use restrictions applicable to the lots, to enact rules and regulations relating to lot use and lot owners and guests, and to establish and collect fines for breaches of such restrictions, rules and regulations;
- r. To exercise all authority to grant easements over the common areas; and;
- s. To delegate to any person or entity and powers not prohibited by law to be delegated.

Section 8.2 Duties. It shall be the duty of the Board to do the following:

- a. To cause the common elements to be maintained, repaired, and replaced as necessary, and to assess the members to recover the cost of the upkeep of the common elements;
- b. To keep a complete record of all its acts and corporate affairs and present a statement thereof to the members at the annual meeting, or at any special meeting when such statement is requested in writing by 20% of the members;
- c. To supervise all officers, agents and employees of the Association, and see that their duties are properly performed;
- d. To fix the amount of the annual assessment at least ten (10) days in advance of each annual assessment period based on the projected budget for the annual assessment period

and pursuant to the provisions set forth in the Declaration of Covenants, Conditions and Restrictions;

e. To send written notice of each assessment to every member at least thirty (30) days in advance of the due date for each annual assessment;

f. To issue, or have issued, for a reasonable charge, a certificate setting forth whether or not any assessment has been paid, provided, however, that if a certificate states that an assessment has been paid, such certificate shall be conclusive evidence of such payment as to all parties except the member and lot owner as of the date of the assessment;

g. To procure and maintain, at all times, adequate hazard insurance on the property owned by the Association and all property for which the Association has the duty to maintain, and sufficient liability insurance to adequately protect the Association as provided in the Declaration of Covenants, Conditions and Restrictions;

h. To pay all taxes and assessments against Association property; and

i. To select depositories for the Corporation's funds and to determine the manner of receiving, depositing and disbursing Corporation funds and the form of check and the person or persons by whom the same shall be signed, when not signed as otherwise provided by these Bylaws.

ARTICLE IX

MEETINGS OF DIRECTORS

Section 9.1 Meetings. Regular meetings of the Board of Directors shall be held at such place and hour as may be fixed from time to time by resolution of the Board, after not less than three (3) days' notice to each director,

Section 9.2 Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) directors, after not less than three (3) days' notice to each director.

Section 9.3 Quorum. At all meetings of the Board of Directors a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at such meetings at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there is less than a quorum present, the majority of those present may adjourn the meeting from time to time. At each such adjourned meeting, any business which might have been transacted at the meeting, as originally called, may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for the purpose of determining a quorum.

Section 9.4 Waiver a Notice. Before or at any meeting of the Board of Directors, any director may waive notice of such meeting and such waiver shall be deemed equivalent to the giving notice. Attendance by a director at any meeting of the Board of Directors shall be a waiver of

notice by him of the of time and place thereof, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. If a meeting of directors otherwise valid is held without proper call or notice, action taken at such a meeting is deemed ratified by a director who did not attend unless promptly, after having knowledge of the action taken and of the impropriety in question, he ales with the Secretary of the Association his written objection to the holding of the meeting or to any specific action so taken.

Section 9.5 Action Without a Meeting. Any action taken by a majority of directors without a meeting is nevertheless effective if written consent to the action is obtained from all the directors and filed with the minutes of the proceedings of the Board, whether done before or after the action so taken.

Section 9.6 Attendance by Telephone. Any director may participate in a meeting of the Board, by means of a conference telephone or similar communications device which allows all persons participating in the meeting to hear each other. Such participation by a director in a meeting shall be deemed presence in person by the director at such meeting.

ARTICLE X

OFFICERS AND THEIR DUTIES

Section 10.1 Officers. The officers of the Association shall be a President, Vice-President, Secretary and Treasurer, all of whom shall be elected annually by the Board of Directors. Any two offices may be held by the same person, except the offices of the President and Secretary.

Section 10.2 Term. The officers shall hold office until their successors are chosen and qualify in their stead. Any officer elected by the Board of Directors may be removed at any time with or without cause by the Board of Directors. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Directors. No compensation will be paid to the officers of the Association.

Section 10.3 Removal or Resignation. Any officer may be removed from office with or without cause, at any time, by action of the Board. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of the notice, unless a later time is specified therein. The acceptance of the resignation shall not be required to make it effective.

Section 10.4 Compensation. No compensation shall be paid to the officer of the Association.

Section 10.5 Vacancy. A Vacancy in any office may be filled by the Board of Directors. An officer appointed to fill a vacancy shall serve for the unexpired term of the officer he replaces.

Section 10.6 Duties. The duties of the officers are as follows:

a. President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the members. He shall have executive powers and general supervision over the affairs of the Association and other officers and shall bear ex-officio members of all committees. He shall sign all written contracts and perform all duties incident to his office which may be delegated to him from time to time by the Board of Directors.

b. Vice President. The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act; and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

c. Secretary. The secretary shall record the notes and keep the minutes of all meetings of the members and of the Board of Directors in one or more books provided for that purpose; shall see that all notices are fully given in accordance with the provisions of these Bylaws or as required by law; shall be custodian of the Association's records and of the seal of the Association and shall see that the seal of the Association is affixed to all documents requiring said seal; shall keep the records of the Association, except those of the Treasurer, and in general, shall perform all duties as from time to time may be assigned to him by the President or by the Board of Directors.

d. Treasurer. The treasurer shall receive and deposit all monies and other property of the Association in such depositories as may be designated by the Board; shall keep proper books of account; shall disburse the funds of the Association as ordered by the Board, taking proper vouchers for such disbursements, and shall render to the President and Board of Directors, or whenever they may require it, and account of all his transactions as Treasurer and of the financial condition of the Association, which records shall be open to inspection by members at reasonable times; shall prepare an annual budget and a statement of income and expenditures to be presented to the members at their regular annual meeting; shall with the approval of the Board, be authorized to delegate all or part of his responsibilities to competent accounting, collection or management personnel, but in such event, the Treasurer shall retain supervisory responsibilities, and, in general, shall perform all duties incident to the office of Treasurer and assigned to him by the President or the Board.

e. Director at Large. The director at large has the same voting rights as any other director and may be tasked by the Board to accept responsibility for special projects and/or to organize and preside over important committees such as a security committee, landscape committee, litigation committee, or architectural committee.

Section 10.7 Indemnification. To the fullest extent and upon the terms and conditions from time to time provided by law, the Association shall indemnify any and all of its officers, directors, employees and agents, or any person who has served or is serving in such capacity at the request of the Association in any other Association, partnership, joint venture, trust or other enterprise, against liability and reasonable litigation expenses, including attorneys' fees incurred by him in connection with any action, suit or proceeding in which he is made or threatened to be made a party by reason of being or having been such director, officer, employee or agent

(excluding, however, liability or litigation expenses which any of the foregoing may incur in relations to matters as to which he shall be adjudged in such action, suit or proceeding to have acted in bad faith or to have been liable or guilty by reason of willful misconduct in the performance of his duty). Such directors, officers, employees and agents shall be entitled to recover from the Association, and the Association shall pay, all reasonable costs, expenses and attorneys' fees in connection with the enforcement of rights of indemnification granted herein. Any person who at any time after the adoption of this bylaw serves or has served in any of the aforesaid capacities for or on behalf of the Association shall be deemed to be doing or to have done so in reliance upon and as consideration for the right of indemnification provided herein. Such right shall inure to the benefit of the legal representatives of any such person and shall not be exclusive of any right to which such person may be entitled apart from the provisions of this bylaw.

The Board of Directors of the Association shall take all such action as may be necessary and appropriate to authorize the Association to pay the indemnification required by this Bylaw, including without limitations, to the extent needed, making a good faith evaluation of the manner in which the claimant for indemnity acted and of the reasonable amount of indemnity due him and giving notice to, and obtaining approval by, the members of the Association.

Expenses incurred by a director, officer, employee or agent in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount unless it shall be ultimately determined that he is entitled to be indemnified by the Association against such expenses.

ARTICLE XI

COMMITTEES

The Board of Directors shall appoint an Architectural Control Committee and such other committees as they may from time to time deem appropriate.

ARTICLE XII

FINANCES

Section 12.1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances.

Section 12.2. Loans. No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. Such authority may be general or confined to a specific instance.

Section 12.3. Checks and Drafts. All checks, drafts or other orders from the payment of money issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

Section 12.4. Deposits. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such depositories as the Board of Directors may select.

ARTICLE XIII

RECORDS

Section 13.1. Receipts and Expenditures. The Board of Directors or the manager shall keep detailed accurate records in chronological order of the receipts and expenditures affecting the Common Areas and facilities and any other expenses incurred. Both said book and the vouchers accrediting the entries thereupon shall be available for examination by all Lot Owners, their duly authorized agents and attorneys, at convenient hours on working days that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good and accepted accounting practices.

Section 13.2. Other Records. The Board of Directors or the manager shall keep correct and complete books of records of account, minutes of the proceedings, and a record of the names and addresses of the members entitled to vote, which later records must be kept at the Association's principal office. Any member, his agent or attorney may examine these books and records for any proper purpose at any reasonable time.

Section 13.3. Inspection of Records. The Association shall make available to Lot owners, lenders, holders, insurers of guarantors of any first mortgage, current copies of the Protective Covenants, Articles of Incorporation, Bylaws or other rules concerning the Subdivision and the book, records and financial statements of the Association. Available means available for inspection upon request during normal business hours and under reasonable circumstances.

ARTICLE XIV

RULES AND REGULATIONS, POLICIES

The Board of Directors shall have the right to enact administrative policies and rules and regulations regarding the use of the Common Property, Common Areas and facilities and conduct of the members.

These Bylaws are effective as of March 16, 2026.

The foregoing were adopted as the Bylaws of the Palmetto Village HOA at Palmetto Greens, Inc., f/k/a, Palmetto Greens, a non-profit corporation under the laws of the State of South Carolina, at a meeting of the Board of Directors on March 13, 2026.

Certified to be correct, this 16 day of March, 2026

Board of Directors Signatures:



President



Vice President



Secretary



Treasurer



Director at Large