

KIAWAH ISLAND CLUB (“CLUB”) OCEAN PARK Q & A

8-31-22

1. What privileges does an Ocean Park Property Owner **who is not a Club member** have for use of the Marsh House?

Per Ocean Park neighborhood governance, any Ocean Park Property Owner that is not a Member of the Club (a “**Non-KIC Owner**”) may purchase annual access to the Marsh House. The annual fee may be increased by the Club from time to time. The current annual fee is \$1,500 but will be increased to Three thousand dollars (\$3,000.00) effective January 1, 2023. This annual fee gives the Non-KIC Owner access to the Marsh House for the subject year and is not pro-rated. Unless otherwise notified in writing, the non-KIC Owner’s annual access charge will be renewed by the Club Accounting Office on the one-year anniversary of the previous year’s annual payment. Upon payment of the annual access fee, the Member Services office will grant the Non-KIC Owner access to the Marsh House and issue an Ocean Park Property Owner card to the Non-KIC Owner. This card must be presented for access to the Marsh House. Establishing monthly direct payment (bank auto draft) may be required to secure the Non-KIC Owner charges.

One (1) annual access to the Marsh is allowed per Ocean Park property. This is the case even if the property is held in a multiple ownership name.

If the property is owned in a multiple ownership name the “entity” shall designate, upon making application for annual access to the Marsh House, the one individual or family who will have the right to use the Marsh House. The “entity” may change the designated user of the membership privileges no more than one (1) time during any membership year without prior written approval from the Club.

The designated user of the annual Marsh House access must have “beneficial interest” and/or be a co-owner (with a minimum of twenty-five percent (25%) ownership) of the property. For example, the designated user must be an owner, an officer or employee of the “entity”. The Club reserves the right to request verification of the entity, by means of a partnership agreement, shareholders agreement or other corporate documents that define ownership and the affiliation of the designated user.

2. Who in the property owner’s family is covered under the annual Marsh House access privileges?

The immediate family of the owner and or designated user of the Membership is covered under the annual privileges. The immediate family consists of the individual owner or designated user (including the spouse) and their unmarried children 23 years of age and under who are living at home, attending school on a full-time basis, or in the armed services.

The Marsh House annual access for Non-KIC owners does not include participation in Kiawah Island Club Member events, holiday functions, fitness classes, and other programming offered from time to time at the Marsh House for Kiawah Island Club Members.

3. Are guests of Non-KIC Owners permitted to use the Marsh House facility?

Yes. Non-KIC Owners may bring accompanied guests to the Marsh House. Guest privileges shall be limited to four (4) accompanied guests at a time without prior approval of the Club. Unaccompanied guests are not permitted. The non-KIC Owner is responsible for all charges.

4. Do guests of Non-KIC Owners pay daily access fees?

Yes, daily fees are charged at the Marsh House for Non-KIC Owners guests. The amount of the daily fee will be set annually.

5. Can a KIC member who is not an Ocean Park Property Owner sponsor guests to use the Marsh House?

Yes, within the terms defined in the guest policy as outlined in the Club's Plan for the Offering of Memberships. A Sponsored guest is defined as a Member's guest who is not accompanied by the Member. To provide privileges for a Sponsored guest, the sponsoring Member should initiate the application for guest privileges at least two days prior to the arrival date of the guest.

6. Can an owner at Ocean Park elect to rent their property?

Yes, subject to applicable governmental limitations, regulations, permitting requirements and other restrictions, including the Town of Kiawah Island's Short Term Rental Ordinance. For further information, see <https://www.kiawahisland.org/short-term-rentals/>.

7. Can Tenants or rental guests of Ocean Park Property Owners or Club Members have access to the Marsh House?

A "**Tenant**" is defined as a person who occupies land or property rented from a landlord.

Subject to compliance with the Club Plan for the Offering of Memberships, temporary use privileges to all Club facilities, including the Marsh House, may be granted only to Tenants of a Club Member who have a lease term **of at least ninety (90) days**. Tenants of Club Members having a lease term of less than ninety (90) days are not eligible to use the Marsh House. Tenants or rental guests of non-members may not use the Marsh House.

8. The Cottages at Marsh Walk ("**CMW**") offer participation in the Club Rental Program. Will CMW rental guests be granted access to the Marsh House?

Not automatically. The Cottages at Marsh Walk are available for rental only by Club Members and their Sponsored guests. If the Club Member sponsors their CMW rental guest, they may have access to the Marsh House and other Club facilities as a Sponsored guest, subject to the Club's guest policy as outlined in the Club's Plan for the Offering of Memberships.

9. What privileges do Ocean Park Property Owners and their guests have to use the boat dock at Ocean Park? (KIC and Non-KIC)

The Ocean Park dock is private, owned by Kiawah Partners and managed by the Club as a private amenity for Club members and Ocean Park Property Owners. The Club has sole responsibility for the management of the dock and assignment of dock privileges. Use is permitted on a first come first served basis only for Ocean Park Property Owners and Club members whose accounts are in good standing, subject to rules and regulations established by the Club from time to time. Except only as permitted by Kiawah Partners and/or the Club, no person is permitted to leave their boat docked overnight for more than two (2) consecutive nights. The Club reserves the right to remove any boat left unattended for more than the allotted time.

All use of the Ocean Park Community dock is at the users own risk. The Club, Kiawah Partners, and its affiliates assume no responsibility for property damage or personal injury. No swimming, feeding of wildlife, smoking, or cooking is permitted on the dock. Children under the age of 12 must be accompanied by adults at all times. Any unauthorized use may be reported to the Club.