



**EXHIBIT B
TO THE CINDER CREEK BOATHOUSE AT THE PRESERVE
STORAGE LICENSE AGREEMENT**

Rules and Regulations

Licensee is responsible for communication of and adherence to these rules and regulation. Thank you.

WHEREAS, Kiawah Resort Associates, L.P. ("KRA") is the owner of certain real property known generally as the Cinder Creek Boathouse Tract, located within The Preserve Subdivision, in the Town of Kiawah Island, Charleston County, South Carolina, (the "Property"), upon which Property KRA has constructed a Boathouse, Pavilion and Docks/Boat Launching facility, herein collectively referred to as the "Facilities;" and

WHEREAS, KRA has leased and/or deeded the Property and Facilities to the Kiawah Island Community Association, Inc. ("KICA") as a "Restricted Common Property" for the use and enjoyment of Kiawah Island owners (as such term is defined in the KICA Covenants), Type A Members of the KICA and their guests; and

WHEREAS, in order to (i) provide for and promote the preservation and conservation of wetlands, wildlife, game and migratory birds, (ii) maintain, enhance and accentuate the value and tranquility of neighboring properties; (iii) protect the natural and scenic resources; and (iv) ensure the safety and enjoyment of the Facilities, KRA and/or KICA has established the following Rules and Regulations for the operation and maintenance of the Facilities, to-wit:

1. The Property and Facilities shall be for the use of KICA members, KRA, and their respective (accompanied) guests and invitees.
2. No campers or other habitable motor vehicles of any kind, nor large commercial vehicles (except "pick-up" trucks, sports/utility, and/or other types of small to mid-sized personal recreational vehicles used to pull small boat trailers) shall be allowed on the Property without the prior, written consent of KICA, its successors and/or assigns.
3. The KICA member who arranged for use of the Property and Facility shall accompany their guests. That member shall be responsible for keeping the Property clean, tidy and clean of trash, rubbish and debris. All trash, rubbish, garbage or other waste shall be placed in proper receptacle or be carried off the Property and properly disposed of in sanitary containers. Licensees of the Pavilion must clean the Pavilion (including the fireplace, if used), both before and after each usage. Water sources shall be turned off after each use.
4. The Property and Facilities shall not be used for commercial functions or activities without the express, prior, written consent of KICA, its successors and/or assigns, excluding such activities for which rights have been reserved by the Developer at the time of conveyance. Commercial functions and activities shall be defined as those that generate direct or indirect revenue for the member or organization sponsoring the event. This clause is intended to prohibit use by a sponsor's customers as opposed to member's personal guests. It is not intended to restrict use by

Service or Social Groups such as The Exchange Club or The Alternatives.

5. No alterations or attachments shall be made to any building, dock, pier or other structure on the Property.
6. Inquire as to the use of the Pavilion should be directed to the Sandcastle (KICA recreation department) staff and is not granted as part of this agreement.
7. Noise levels must be kept at a minimum at all times.
8. Parking of vehicles is allowed only within the designated parking areas. Parking on the grass, street and/or road shoulders is not permitted without the prior, written consent of the KICA COO. No parking shall be permitted at the Facilities between the hours of 10 p.m. and 7 a.m., absent the prior, written consent of the KICA COO.
9. Crab pots/traps are not allowed at the Facility.
10. Kayaks and canoes must be launched from the existing dock facility only.
11. Swimming is not permitted from the docks.
12. Jet skis and Wave Runners are not permitted.
13. All South Carolina maritime laws must be observed.
14. The docks are a NO WAKE ZONE.
15. Injury to natural resources and wildlife is strictly prohibited.
16. Children under the age of 12 must be accompanied by an adult. Parents must remain with children at all times.
17. Pets must remain on a leash at all times. Please remove all pet waste.
18. Licensees and their guests and invitees are expected to conduct themselves as good neighbors, respecting the rights of quiet enjoyment of others.
19. These Rules and Regulations have been promulgated by KICA, and are enforceable by KICA, its successors and/or assigns. The KICA COO shall have full discretion as to the interpretation of these Rules and Regulations. Failure to enforce these Rules and Regulations in whole or in part shall in no event be deemed a waiver or estoppel of the right to do so thereafter.
20. KICA shall have the right to modify and amend these Rules and Regulations in whole or in part from time to time.