



EXHIBIT "B"
TO RHETT'S BLUFF RIVER LANDING, EAGLE POINT LAUNCH,
& BOAT STORAGE FACILITIES

RULES AND REGULATIONS

WHEREAS, Kiawah Resort Associates, L.P. ("KRA") is the owner of certain real property known generally as the Kestrel Court Boat Storage Facility located at the corner of Kestrel Court and Sora Rail Road, and also the Maintenance Site Boat Storage Facility located on Kestrel Court behind the KICA Maintenance Site, and also of the Rhett's Bluff River Landing, located on Rhett's Bluff Road, and Eagle Point Launch located on Eagle Point Road in the Preserve, all located in the Town of Kiawah Island, Charleston County, South Carolina, (the "Property"), upon which Property KRA has, respectively, provided a boat storage area, and constructed a 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") for the use and enjoyment of Kiawah Island owners (as such term is defined in the KICA Covenants); 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 safe use 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 in good standing, 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 (The Licensee) shall accompany his/her guests. That member shall be responsible for keeping the Property clean, tidy, and free of trash, rubbish, and debris. All trash, rubbish, garbage, or other waste shall 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.
5. No alterations or attachments shall be made to any building, dock, pier, landscaping, or other structure on the Property.
6. Functions at the Rhett's Bluff Pavilion area shall be limited to no more than 75 persons and 25 vehicles. For events at the other Facilities (including Rhett's Bluff Pavilion) where more than 75 people are expected, prior written consent of KICA, its successors and assigns is required. Approval will generally be given to a group larger than 75, when the group consists primarily of KICA members and their guests.

7. No KICA member or organization shall use the Property or Facilities more than four times per calendar year. (Exception: This limitation does not apply to the boat launch areas, which may be used an unlimited number of times for personal boats after the appropriate fees are paid, nor to the reserved Developer rights).
8. No bands, musicians, or other forms of entertainment shall be allowed to perform at the Facilities without the prior, written approval of the KICA General Manager, which approval may be granted or withheld in the sole discretion of the KICA General Manager.
9. Noise levels must be kept at a minimum at all times. All events and functions at the Landing Facilities shall be held between the hours of 9:00 a.m. and 9:00 p.m. absent the prior, written consent of the KICA General Manager.
10. Parking of vehicles and/or boat trailers 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 General Manager. No parking shall be permitted at the Landing/Launch between the hours of 10:00 p.m. and 7:00 a.m., absent the prior, written consent of the KICA General Manager.
11. Overnight docking of boats is not permitted, except in special circumstances, such as an emergency, without the approval of the KICA General Manager, Director of Security, or Director of Recreation.
12. Crab pots/traps may not be left overnight.
13. Boats must be launched from the existing dock/boat launch facilities only.
14. Boat storage slips are available for rent for a fee. Items in the facility must be parked in their assigned slip.
15. All boats, trailers or other approved items stored in the boat storage facility, and those leasing annual use of the River Landing or Launch, must bear, in plain view, a decal as provided by KICA, its successors and assigns. Please refer to #14 of License Agreement.
16. Boats including trailers are limited to 30' in length and 12' in width. Boats launched from Eagle Point Launch may not exceed 18' in length.
17. Swimming is not permitted from the docks, in the Landing area, or in Bass Pond.
18. Jet Skis, Wave Runners, or similar watercrafts are not permitted.
19. All South Carolina maritime laws must be observed.
20. The Landing, Launch, and docks are NO WAKE ZONES.
21. Injury to natural resources and wildlife is strictly prohibited.
22. Children under the age of 12 must be accompanied by an adult. Parents must remain with children at all times.
23. Pets must always be on a leash. Any pet waste must be removed by the Licensee.
24. Licensees and their guests and invitees are expected to conduct themselves as good neighbors, respecting the rights of quiet enjoyment of others.
25. These Rules and Regulations have been promulgated by KICA, and are enforceable by KICA, its successors and/or assigns. The KICA General Manager 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.
26. KICA shall have the right to modify and amend these Rules and Regulations in whole or in part from time to time.