

*Cherokee Lake Fishing & Boating Club*  
*P.O. Box 17*  
*Tamassee, SC 29686*  
*864-419-7661*

August 9, 2023

To Whom it may Concern:

We are contacting companies who may represent prospective buyers or sellers of properties on Lake Cherokee, a private community located in Oconee County. SC

At our Annual Meeting on June 24, 2023 a Bylaw change was adopted by our membership concerning short term rentals. Due to safety and liability concerns, our Bylaws now require owners who rent short term to be present during the duration of their tenants stay should they use the lake or take part in any activity on the lake bed.

A more detailed description of the Bylaw change is attached for your review. This amended section of our Bylaws has also been recorded with the Oconee County Government offices. These changes will go into effect September 5, 2023.

We appreciate you informing your prospective clients to minimize any confusion prior to the sale or closing of their home or property. Thank you in advance for your help in this matter.

Sincerely,

Cherokee Lake FBC  
Board of Directors

25<sup>th</sup> Ret: Cherokee Lake Fishing + Boating  
PO Box 17  
Macon, GA 31206  
000332

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF OCONEE ) AMENDMENT TO BYLAWS OF  
 ) CHEROKEE LAKE FISHING AND  
 ) BOATING CLUB

WHEREAS, the Bylaws of CHEROKEE LAKE FISHING AND BOATING CLUB, along with the Declaration of Covenants, Conditions and Restrictions, were recorded in the Office of the Register of Deeds for Oconee County, South Carolina on September 6, 2019, Deed Book 2501, Pages 6-32, and;

WHEREAS, Article VI, Section VI.1, of the Bylaws provides they may be changed or amended by the affirmative vote of two-thirds of the Membership present or represented by proxy at the Annual Meeting, or a called meeting of the Lake Association. Any Member may delegate his or her voting authority by Proxy to any other Member of the Lake Association by a signed writing, email or facsimile, and;

WHEREAS, on June 24, 2023, an Annual Meeting was held, and a quorum of Members was present as required by the Bylaws, and;

WHEREAS, pursuant to the vote of the Members at the Annual Meeting, a two-thirds (2/3) majority of the Members constituting a quorum, whether in person or by proxy, voted to amend the Section II.6 of the Bylaws as set forth hereinbelow.


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Section II.6 of the Bylaws for the Cherokee Lake Fishing and Boating Club. are amended as follows:

**II.6 Lake Privileges**

- A. All Members and Guests. All Members and guests must obey the Rules of the Lake Association and these Bylaws. It is the Member's responsibility to inform his or her guests of all Lake Rules, and the Member is ultimately responsible, jointly and severally together with his or her guests(s), for any property damage, injury, or harm resulting from any act, omission, or error of any guest.
- B. Short-Term Rentals. Should a Member in Good Standing elect to rent their property as a Short-Term rental (rental period of less than 9 months), such Member must sign a Hold Harmless and Indemnification Agreement to protect the Cherokee Lake Fishing & Boating Club in case of accidents resulting in a lawsuit. Failure to sign the Agreement will be a violation of these Bylaws.

Short-Term tenants are defined as all persons occupying a Short-Term rental property any time during the period of the Short-Term rental agreement.

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS  
2023 JUL 11 PM 4:04



Barcode ID: 2353866 Type: DEE  
 Recorded: 07/11/2023 at 04:04:00 PM  
 Fee Amt: \$25.00  
 Oconee, South Carolina, Register Of Deeds  
 Anna Davison - Register Of Deeds  
 Page 1 of 3  
 BK **2960** PG **334-336**

**Unless accompanied by the Member in Good Standing, Short-Term tenants have no Lake Privileged including the use of docks, watercraft, swimming, fishing, and any other activity occurring on Lake Association Property.**

- C. **Long-Term Leases.** Should a Member in Good Standing elect to enter a long-term lease (a period of 9 months or longer), of his or her property to a third party, such Member may request in writing that his or her Membership Privileges be extended to the tenant for the duration of the lease agreement.

Such extension of Membership Privileges must be approved in writing by the Board of Directors, who may set any conditions to approval deemed prudent or advisable by the Board of Directors. Written approval of the Board of Directors by electronic means shall be deemed valid written approval for purposes of satisfying this requirement. Once such written approval is provided by the Board of Directors, the Member must maintain his or her Membership in Good Standing. Any lapse in Membership shall also result in the termination of Membership Privileges to any tenant of the Member. (NOTE: This process of application and approval will be moving to an electronic platform.)

Any third party leasing a Qualifying Property from a Potential Member who is not a Member in Good Standing of the Lake Association may not exercise Membership Privileges until such time that the Potential Member becomes a Member in Good Standing and gains the pre-approval described above. It is the Member's responsibility to inform his or her tenants of all Lake Rules, and the Member is ultimately responsible, jointly and severally together with his or her tenant (accompanied or unaccompanied) for any injury or harm that results as a consequence of any act, omission, or error of any tenant.

- D. **Guests May Only Use Member's Authorized Equipment.** In the event that Membership Privileges are duly and validly extended to a Member's accompanied guests or unaccompanied guests in accordance with the terms and provisions of this Section II.6, any such guest(s) shall be permitted to only use the duly registered and insured boat or other duly authorized watercraft of the Member on Cherokee Lake. Guests are not permitted to use any other boat or watercraft on Cherokee Lake.

**Short-Term tenants do not have Lake Privileges and are not permitted to use any watercraft, unless accompanied by a Member in Good Standing. When accompanied by a Member in Good Standing, a Short-Term tenant may use non-motorized watercraft, such as paddleboards, canoes, and kayaks.**

- E. **Enforcement of Lake Privileges.** Violation of these Lake Privileges shall be subject to the following:
1. First Offense: Written Warning

- 2. Second Offense: Written Warning and Oconee County Sheriff's Department issues a Trespass Notice to the violating guest or Tenant of the owner of the property.
- 3. Third Offense: Owner of the property must appear before the Board of Directors who will determine the appropriate length of suspension of Lake Privileges.

These amendments to Section II.6 are effective as of September 5, 2023.

As President and Secretary, respectively, of the Cherokee Lake Fishing and Boating Club, we attest that the amendments to the Bylaws contained herein were duly adopted by a vote of two-thirds of the Members.

Jean-Marie Taylor  
President, Cherokee Lake Fishing and Boating Club

7/10/2023  
Date

Nancy B. Cochran  
Secretary, Cherokee Lake Fishing and Boating Club

7/10/2023  
Date

[Signature]  
Witness #1

Sandra S. Grant  
Witness #2

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF OCONEE ) PROBATE

The foregoing instrument was acknowledged before me this 10 day of July, 2023, by JEAN MARIE TAYLOR and NANCY B. COCHRAN, President and Secretary of the Cherokee Lake Boating and Fishing Club., respectively, who provided satisfactory evidence of their identification to be the persons who name is subscribed to this instrument.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 04/05/2031

(SEAL):



Jantonna B. Adams-Honeycutt  
NOTARY PUBLIC,  
State of South Carolina  
My Commission Expires  
April 5, 2031

FILED OCONEE COUNTY, SC  
ANNA K. DAVIDSON  
REGISTER OF DEEDS  
2023 JUL 11 PM 4:04