

 **Wild
Dunes® COMMUNITY ASSOCIATION, INC.**

6200 Palmetto Drive • Isle of Palms, South Carolina 29451-3815
(843) 886-8847 • Fax: (843) 886-3745 • Toll Free: (888) 254-5039
www.wilddunesowners.org

May 1, 2023

Mr. Richard Bozsik
15 44th Avenue
Isle of Palms, SC 29451

Dear Mr. Bozsik,

Thank you for your April 17, 2023 letter to Jacob Hildebrand, Wild Dunes Community Association Community Manager. The letter was forwarded to me, and I in turn shared it with the Association's legal counsel, Leonard Krawcheck of Krawcheck and Davidson, LLC.

Based upon the legal advice we have received, changing the zoning on the 11 lots outside the gate will not negate the Architectural Review Committee's (ARC's) jurisdiction over these lots. The ARC authority is derived from the Covenants for Properties in the Isle of Palms Beach and Racquet Club as assigned to the Wild Dunes Community Association. To no longer be subject to the ARC's jurisdiction, an owner would need to amend the aforementioned Property Covenants to release his or her lot from the Covenants and to terminate ARC regulation. If all of the legal requirements to effect this change are adhered to, the Community Association would not be opposed to relinquishing ARC authority over the 11 lots currently under ARC regulation. We suggest you obtain legal guidance to assist you in this process and ask that you keep us informed on the progress.

Sincerely,



David Kynoski, PCAM
Chief Operating Officer

Cc. WDCA Board of Directors
Leonard Krawcheck, Esquire
Douglas Kerr
Matt Simms