

WDCA FAQ-Sheet #2- 10.20.2022

Wild Dunes Community Association (WDCA)

1. How and when was the Wild Dunes Community Association created?

The WDCA was established with the adoption of the Wild Dunes PRD by the City of Isle of Palms in May 1975. The City zoning ordinance required all Planned Residential Developments to include Covenants and Restrictions as part of the PRD. (Covenants and Restrictions can be found on-line at www.wilddunesowners.org).

The covenants established the Isle of Palms Beach and Racquet Club Community Association which is now known as the Wild Dunes Community Association.

2. Who are the Members of the Wild Dunes Community Association?

Every owner of property within the gated Community boundaries shall be a Member of the Association. The Company (defined in the Covenants as the Isle of Palms Beach and Racquet Club Company Inc., and its successors and assigns) shall be a Member of the Association. Wild Dunes, LLC (also referred to as Wild Dunes Resort) is the current successor of the Isle of Palms Beach and Racquet Club.

(Source: Covenants and Restrictions, Article III, section 1)

3. What are the various types of membership in determining voting rights and assessments?

Owners of completed dwellings and lots are the residential Type A Members of WDCA. Wild Dunes, LLC is the commercial Type C Member and is also referred to as the Company in the Covenants and Restrictions.

(Source: Covenants and Restrictions of Isle of Palms Beach and Racquet Club Community Association and Bylaws, Article I (a & c) and Article III Section 1.)

4. What is the makeup of WDCA properties?

The WDCA currently consists of 2135 residential properties:

500 Full Time Residences,

670 Second Homes,

138 Partnerships,

793 Short Term Rentals,

34 undeveloped lots

The commercial properties are owned by Wild Dunes Resort.

6. What are the duties of the WDCA Board of Directors?

The duties of the Board include setting policy and adopting rules and regulations for the use of the common properties; employing a manager to manage the affairs of the Association; approving the annual budget and assessment amounts; providing for a Board of Architectural Review; maintaining property and liability insurance on the common properties; and provide for the maintenance and improvement of WDCA common properties.

(Source: By-Laws of Isle of Palms Beach and Racquet Club, Article IV)

7. Does Wild Dunes Resort have to comply with the WDCA Architectural Review Standards?

No.

A 1991 legal Assignment from the developer, Wild Dunes Associates, assigned architectural review authority to the Community Association. The amendment excluded Wild Dunes Resort from the WDCA architectural review process.

The City of Isle of Palms is responsible for reviewing all Wild Dunes Resort building projects for zoning and building compliance.

8. What are the voting rights of the WDCA voting members?

Residential lot owners have one vote per property. Residential dwelling owners have two votes per property. The Resort has one vote for every \$125 in assessments it pays on an annual basis. Its assessment is determined by the commercial square footage it owns. As a result of the 2020 Covenant change approved by the Membership, the Resort's votes are capped at 20% of the total vote of the Association.

9. What are the differences between the Wild Dunes Community Association, Wild Dunes Resort, LLC and the Wild Dunes Club?

Wild Dunes Community Association is the owner of and maintenance provider for the common properties within the Community- i.e. the roads, most lagoons, the security gate, beach access paths leading from WDCA property, and the Property Owners Beach House.

Wild Dunes Resort is the owner of the commercial properties and amenities in the Community including the Links and Harbor Golf Courses, the Boardwalk and Sweetgrass Inns, the Sweetgrass Pavilion (conference center), the Tennis complex and the various retail and food and beverage outlets.

The Wild Dunes Club is owned by Wild Dunes Resort, LLC. Membership to the Wild Dunes Club is not mandatory for Wild Dunes residents. The Wild Dunes Club offers a variety of membership levels ranging from golf, tennis to swim memberships and provides access to the Resort owned amenities (i.e. pools, tennis courts). Memberships to the Club are offered to Wild Dunes residents and limited membership opportunities are available to homeowners in the tri county area.

Note: FAQ #1 PRD was posted on the website on October 18, 2022 and can be found on owner's dashboard at www.wilddunesowners.org.