

RULES AND REGULATIONS OF TIGER WALK CONDOMINIUMS FOR COMMERCIAL AND RESIDENTIAL UNITS

In order to create a congenial and dignified atmosphere, the Board of Directors of Tiger Walk Condominiums has adopted the following amended rules and regulations for the guidance of all owners, their families, guests and tenants for the Residential and Commercial Units.

1. **ANTENNAS/SIGNS:** External antennas of any type (satellite, TV, radio, etc.), or SIGNS of any type (FOR SALE/RENT), are not permitted without prior written approval being obtained from the Owners Association. Contact Carolina Real Estate 864-654-9552 for approval. FOR SATELLITE/CABLE SERVICE PLEASE CONTACT WIRE-IT-PRO AT 864-676-2060
2. **BALCONIES:** Clothing and other items must not be hung from balcony rails or from clotheslines on balconies. No kegs or grills are allowed on balconies. Only outdoor furniture may be stored on balconies.
3. **CHILDREN:** Supervision of minor children by a responsible adult must be exercised at all times when children are playing on the grounds. Playing in the corridors, stairwells or in the elevator is forbidden.
4. **COMMON AREAS:** Common area is for the use of owners, tenants and guests.
5. **COMPLIANCE:** Every unit owner and occupant shall comply with these Rules and Regulations and revisions here which from time to time may be adopted. Failure of a unit owner or occupant to so comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof.
6. **ELEVATORS:** Elevators are for the use of the occupants and will be available to the occupants at all times. Owners and tenants wishing to use the elevators for extended periods of time for the purpose of moving furniture and appliances in and out of a unit will schedule such move with the Owners Association. Furniture and appliances will not be placed in the elevators without protective pads and flooring.
7. **FIRE PROCEDURES:** If you discover a fire in your unit, please do the following:
8. Immediately call the fire department (land line 911 or from your cell phone 864-656-2222) and tell the dispatcher the apartment number, as well as the address. Also, notify Carolina Real Estate 864-654-9552 and your landlord if time permits.
9. Without delay, leave your apartment and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.

10. **GUESTS:** Tenants and owners are responsible for their guests at all times. Guests will abide by the rules and regulations of the Association. Tenants and owners are responsible for any damage caused by their guests.
11. **HALLWAYS/BREEZEWAYS:** The outside hallways will be kept free of any obstructions that would hamper emergency response to a unit. The hallways will not be used for storage to store bikes, furniture, etc.
12. **LEASE RESTRICTIONS:** Residential condominiums can be leased to adults, no non-related undergraduate student rentals. Corporate rentals will also be permitted. This will be part of the Master Deed for the Horizontal Regime. The office suites will be restricted/no restaurants/bars or anything noxious or noisy.
13. **NOISE:** Loud noises from television, stereo equipment, musical instruments, automobiles, or motorcycles should be kept a minimum at all times, and must not disturb others. Quiet time is from 11 :00 p.m. to 7:00 a.m. unless approved by the Owners Association. However, during football weekends quiet time hours are not enforceable.
14. **PARKING:** Each residential condominium unit is entitled to two parking spaces in the covered parking garage. All commercial parking will be outside the building. No boats, trucks (excluding pick-ups), trailers or campers are permitted in parking area. Parking in fire lane and on the landscaping, is prohibited. Parking restrictions: all residential parking is in the garage; all cars in the garage must have a mirror hanger visible at all times or the car is subject to towing; residential visitors must park on the outside the garage; no visitor parking is allowed on game days unless the visitor is parking in your assigned ground level parking space and has the mirror hanger displayed; you must have your Tiger Walk Condominium mirror hanger showing at all times when on the property; you must have your vehicles in your reserved spaces on home football game weekends. This starts on Friday and continues through Sunday evening. All commercial employees must not park in numbered parking spaces unless arranged with the resident. All commercial employees must display the hang tag when parked at the building. Commercial visitors must park outside the garage unless displaying a handicapped tag. All owners are to be sure residents and visitors follow these rules. Valley Services will begin patrolling the ground level to insure all cars are properly identified. Their telephone number is 864-654-4544.
15. **PETS:** Owners and tenants will be allowed to have small domesticated pets. The owner and tenant will be responsible for the conduct of their pets. Pets will be restrained at all times when outside of the unit. Owners and tenants will clean up after their pets immediately. Pets will not be a nuisance or danger to any person. Owners and tenants are responsible for any damage caused by their pets. Guests are not permitted to bring pets on the premises.

- 16. **SECURITY:** Promptly notify Carolina Real Estate 864-654-9552 of any suspicious people or unusual activity in the building. After hours, notify the Clemson Police Department (dial 911). Homeowners will have access code provide by Ownersa Association.
- 17. **SOLICITATION:** There shall be no solicitation by any person anywhere in the condominium for any cause, charity, or any purpose whatsoever, unless specifically authorized.
- 18. **TRASH:** All trash must be placed in the provided roll carts. Trash must be in tied plastic bags before placing in the roll carts. Under no circumstances may trash be left outside doors or in hallways.
- 19. **VEHICLE WASHING AND MAINTENANCE:** No vehicle washing or maintenance shall be done on the premises.

THESE RULES AND REGULATIONS ARE PROPOSED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT TIGER WALK CONDOMINIUMS BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUORE NEIGHBORS. YOUR COOPERATION AND REGARD TO THE AFORESTATED ITEMS IS APPRECIATED. THESE AMENDED RULES WERE ADOPTED BY THE BOARD OF DIRECTORS AND ARE EXPECTED TO BE COMPLIED WITH. Revised September 2009

We, the undersigned, state that we have received these Rules and Regulations, that we have had a chance to read them, and that we understand them. We understand that these Rules are a part of our Lease Agreement, and we agree to comply fully with all of the requirements of our Lease Agreement, including these Rules and Regulations.

Resident:_____

Date:_____

Property Manager:_____

Date:_____