

# UNIVERSITY RIDGE CONDOMINIUMS

## RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere the Board of Directors of the University Ridge Homeowners Association (URHOA) has adopted the following amended rules and regulations for the guidance of all owners, their families, guests, and tenants. Please note that violators will be fined for infractions as indicated below.

### FINES

**NOISE:** All parties and gatherings must be confined to the inside, balcony, and patio of your unit. No unit owner, nor his family, guest, or tenants shall make any disturbing noise in the building or upon the Common Elements, nor permit any conduct by such person that will interfere with the rights, quiet enjoyment, or convenience of other unit residents. Loud noises from televisions, stereo equipment, musical instruments, and talking should be kept at a minimum at all times, and **MUST NOT DISTURB OTHERS**. Tailgating is not allowed outside your unit. **FINE: \$200.00**

**KEG PARTIES:** Beer kegs (empty or full) are not allowed on the premises. **FINE: \$200.00**

**FIRE HAZARDS:** No grills of any kind (gas, charcoal, or electric) or smokers are allowed on the property. Neither is any flame producing item allowed, including candles or Tiki Torches. **FINE: \$200.00.**

**PETS:** Pets are not allowed on the premises. **FINE: \$100.00**

**TRASH:** All trash must be placed in the dumpsters at the North end of the parking lot. Trash must be in tied plastic bags before placing in the dumpster. Under no circumstances may trash or trash bags be left in the hallways. **FINE: \$100.00**

**BALCONIES:** Clothing and other items must not be hung from balcony rails or from clotheslines on balconies. Only outdoor furniture may be stored on balconies or patios. Objects violating this paragraph may be removed without notice. **FINE: \$50.00**

**SWINGS, HAMMOCKS, & FLAGS:** Swings and hammocks are allowed on the deck as outside furniture, but they **MUST** be neutral or earth tone colors. American flags are allowed on railings anytime, however they must be properly displayed. Clemson flags are allowed on ballgame days **ONLY**. **NO** other flags are allowed anytime. **FINE: \$100.00**

**BICYCLES & MOTORCYCLES:** Bicycles are not to be parked in the hallways or stairways. Bicycles are to be taken inside the residence. Bicycles may be stored on the decks, but **CANNOT** be hung on the deck or attached in any way. Motorcycles and mopeds are to be parked in their parking place. Under no circumstances are motorcycles, mopeds, or bicycles to be parked in the hallways or stairways. **FINE: (Bicycle) \$100.00 (Motorcycle, Moped & Golf Carts) \$100.00**

**CAR WASHING:** No car washing shall be done on the premises. **FINE: \$100.00**

## GENERAL INFORMATION

**PARKING:** Each apartment is entitled to one numbered parking space per bedroom. Any vehicle parked in the parking lot without a current parking decal shall be towed. Any vehicle parked in a parking space not numbered in accordance with the number of the vehicle's decal shall be subject to being towed. Decals should be placed in the left-hand corner of rear windshield and must be visible to the towing co. No boats, trucks, (excluding pick-ups), trailers, or campers are permitted in the parking area. Parking in fire lane and landscaping is prohibited. Death Valley will patrol the lot. Towed vehicles may be reclaimed at Valley Services located at 926 Shiloh Rd, Seneca, S.C. You may contact towing company at 864-985-0505. Please register vehicle online at [www.4towing.net](http://www.4towing.net) prior to obtaining a decal. Vehicles violating this paragraph shall be removed at the owner's expense, without notice.

**CHILDREN:** Supervision of children by a responsible adult must be exercised at all times when children are playing on the grounds or swimming in the pool. Playing in the corridors, stairwells, or in the elevator is forbidden.

**SWIMMING POOL:** Only tenants and overnight guests are permitted to use the swimming pool. Swimming in the pool is permitted between 8:00 am and dusk dark. Persons using this facility do so at their own risk. Children under 14 years of age must be accompanied by a responsible adult at all times. Running in the pool area is not permitted. No glass containers or bottles are allowed in the pool area. No diving is allowed in the pool. No floats or chairs are allowed in the pool.

**POOL PARTIES:** Tenants wishing to host a pool party may do so by notifying Foothills, in writing, two weeks prior to the date of the party. For additional information, i.e., fees, etc..., please contact Foothills.

**SECURITY:** Promptly notify Foothills of any suspicious people or unusual activity in the building (654-1000). After hours, notify the Clemson City Police Department (Dial 911).

**FIRE PROCEDURES:** If you discover a fire in your unit, please do the following:

1. Immediately call the fire department (911) and tell the dispatcher the floor and apartment number as well as the building name and address. Also notify Foothills and your landlord if time permits.
2. Without delay, leave your apartment and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.
3. Use the nearest stairway to leave the building. Do not attempt to use the building elevator.

**HOLIDAY DECORATIONS:** Christmas decorations may be put up starting the day after Thanksgiving and must be removed by the day school starts in January. Only white lights may be put up-no colored lights and no garland. **FINE: \$50.00**

THESE RULES AND REGULATIONS ARE PROPOSED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT UNIVERSITY RIDGE BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOU'RE NEIGHBORS. YOUR COOPERATION WITH REGARD TO THE AFORE-STATED ITEMS IS APPRECIATED. THESE AMENDED RULES AND REGULATIONS WERE ADOPTED BY THE BOARD OF DIRECTORS OF URHOA. Revised 09/16

