

RULES & REGULATIONS

Gardens at Rose Reserve

1. The Gardens at Rose Reserve Walking Trail is for the use by the homeowners of the Gardens at Rose Reserve and their guest only. The use of motorized vehicles, particularly motorcycles, ATV's, golf carts or trucks or any other motorized vehicle is prohibited. The trail is to be used only for walking, jogging, non motorized bicycles, non motorized scooters and Americans with Disabilities approved motorized wheelchairs.
2. Any homeowner renting their home to a tenant, must provide the HOA Agent (Association Manager) the following information:
 - a. A current address, phone number and email address of the owner of the home to be rented.
 - b. If the homeowner is employing an outside Property Manager for the home to be rented, the homeowner must provide the HOA Agent (Association Manager) with the name, address, phone number and email address of the owners Property Manager/Agent.
 - c. Prior to signing any rental contracts with a Renter, the homeowner or their Agent (Property Manager) must provide a copy of the Covenants, Conditions, Restrictions, By-Laws and Rules of the Gardens of Rose Reserve HOA to the perspective renter.
 - d. The Renter must sign an acceptance agreement indicating they have read and understand the Covenants, Conditions, Restrictions, By-Laws and Rules of the Gardens of Rose Reserve HOA acknowledging that they will abide by them.
 - e. The Easements and Protective Covenants for the Gardens at Rose Reserve dated August 15, 2008 and recorded at Greenville County on August 21, 2008, Article II, Item 5, states: "no more than one family shall occupy a dwelling on any lot".
 - f. The Homeowner is responsible for any violations of the Covenants, Conditions, Restrictions, By-Laws and Rules of the Gardens of Rose Reserve HOA, by a Renter.
 - g. If the required information listed in this rule, is not provided to the HOA Agent (Association Manager) within five (5) days after the signing of the rental agreement, it will result in appropriate action taken for the violation as outlined in the enforcement section of the Covenants and By- Laws.
3. No sign of any kind shall be displayed in public view on any lot except for a sign advertising the property for sale or rent; or a sign used by a builder or contractor hired by a homeowner for the expressed purpose of any type of construction work, maintenance or

installation on, in or at the homeowner's property. Signage used by a builder or contractor must be removed the day all work is completed. The Architectural Control Committee must approve any builder or contractor's signage that will be placed on a homeowner's property for a period of more than 10 business days. Such signs (for sale, for rent, contractor or builders) shall be no larger than three feet tall by three feet wide in area. Homeowners may place a small security sign (ADT, CPI, etc) in an area near the home, preferably the garden area directly in front of the home. No signage can be attached to the home, front windows or fence. No lot owner, other than the Declarant, may erect a directional sign on the streets or right away within the subdivision. Temporary garage sale or yard sale signs are permitted, but such signs must be removed no later than 5:00 P.M. on the day of the sale.

4. No recreational vehicle can be parked in open view on any lot. All recreational vehicles must be either parked inside the residences garage, or parked inside an Architectural Committee approved accessory building on the owners lot or they must be enclosed inside an Architectural Committee approved fenced enclosure at the rear of the residence sufficiently designed to hide such vehicle from the view of other residents and consistent with other fences used in the development. Recreational vehicles are defined as any vehicle used for recreational purposes including but not limited to the following: All-Terrain Vehicles, golf carts, jet skis, power boats, sail boats, canoes, kayaks, campers, trailers for hauling recreational vehicles, motorcycles, dune buggies, motor-carts, go carts and any other type of off road vehicle or water craft.

Rental Property Rule

Any homeowner renting their home to a renter, must provide the HOA Agent (Property Manager) the following information:

- a. A current address, phone number and email address of the owner of the home to be rented.
- b. If the homeowner is employing an outside Property Manager for the home to be rented, the homeowner must provide the HOA Agent (Property Manager) with the name, address, phone number and email address of the owners Property Manager/Agent.
- c. Prior to signing any rental contracts with a Renter, the homeowner or their Agent (Property Manager) must provide a copy of the Covenants, Conditions, Restrictions, By-Laws and Rules of the Gardens of Rose Reserve HOA to the potential renter
- d. The Renter must sign an acceptance agreement indicating they have read and understand the Covenants, Conditions, Restrictions, By-Laws and Rules of the Gardens of Rose Reserve HOA. And that they will abide by them.
- e. The Easements and Protective Covenants for the Gardens at Rose Reserve, dated August 15, 2008 and recorded at Greenville County on August 21, 2008, Article II, Item 5, states:
"no more than one family shall occupy a dwelling on any lot".
- f. The Homeowner is responsible for any violations of the Covenants, Conditions, Restrictions, By-Laws and Rules of the Gardens of Rose Reserve HOA, by a Renter.
- g. If the required information listed in this rule, is not provided to the HOA Agent (Property Manager) within five (5) days after the signing of the rental agreement, it will result in appropriate action taken for the violation as outlined in the enforcement section of the Covenants and By- Laws.

"The Gardens at Rose Reserve Walking Trail is for the use by the Homeowners of the Gardens at Rose Reserve and their guest only.

Use of the trail is for walking, jogging, non motorized bicycles, non motorized scooters and Americans With Disabilities Approved Motorized Wheelchairs."

Enforcement of this rule will be done in accordance with the By-Laws of the Gardens of Rose Reserve Homeowners Association, Article VII, Section 3 "Enforcement".

The walking trail is for the leisurely use of the homeowners and their guest. The use of motorized vehicles, particularly a motorcycle, ATV, Golf Cart or Truck or any other motorized vehicle could cause additional damage to the walking trail., which could result in a special assessment for repairs.

These types of actions, only result in the Board having to create a rule for the protection of the homeowners and the financial cost that could result to repair any damage.

Walking Trail/RULE

Rule approved June 20, 2013

Recently it was brought to the attention of the Board that questionable activity has taken place on the walking trail that is here for the enjoyment of homeowners and their guest.

In the past the walking trail was used by individuals to ride ATV's, Golf Carts, Motorcycles and other motorized vehicles. The previous Property Manager contacted these individuals and they were informed motorized vehicles should not be used on the trail.

In fact the Developer had to repair a number of the bridges and parts of the trail because of damage that was done, due to vehicles being driven on the trail.

Thankfully the homeowner ceased and desisted from any further use of motorized vehicles on the trail.

Within the last couple of weeks pictures were provided to the Board of two homeowners driving a truck on the walking trail.

Although at the time that this event occurred, there were no Covenants, By-Laws or Rules covering the proper use of the walking trail.

As you can see from the attached picture, the walking trail was not built for a truck to be driven over it.

Therefore, because common sense did not prevail, the Board of Director with the authority of Article VII, Section 1; of the By-Laws, voted unanimously to institute the following rule pertaining to the walking trail within the Gardens at Rose Reserve Sub-Division:

**The Gardens at Rose Reserve
Travelers Rest, South Carolina 29690**

Rule Number 4: No recreational vehicle can be parked in open view on any lot. All recreational vehicles must be either parked inside the residences garage, or parked inside an Architectural Committee approved accessory building on the owners lot or they must be enclosed inside an Architectural Committee approved fenced enclosure at the rear of the residence sufficiently designed to hide such vehicle from the view of other residents and consistent with other fences used in the development. Recreational vehicles are defined as any vehicle used for recreational purposes including but not limited to the following: All Terran Vehicles, golf carts, jet skis, boats, sail boats, canoes campers, trailers for hauling recreational vehicles, motorcycles, dune buggies, motor-carts, go carts and any other type of off road vehicle or water craft.

The Board has the authority as outlined in Article VII section I of the By laws to make rules and enforce them to protect the development. This section is quoted below and is very clear in the fact that the board can make rules to interpret and or supplement the covenants and restrictions. This new rule simply interprets and refines the existing covenants on this matter and continues the restrictions made by the developer in the past.

The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and the personal conduct of the members and their guests thereon and establishing penalties for infractions thereof, and adopt and publish rules and regulations interpreting and/or supplementing the restrictions and covenants applicable to the Properties, and take any and all actions deemed by the Board of Directors to be necessary or appropriate to enforce such rules and regulations;

(b) suspend a Member's voting rights during any period, in which he shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after such notice and hearing as the Board of Directors' in its sole discretion, shall establish, for a period not to exceed 60 days, for infraction of the published rules and regulations of the Association;

Dannis Reese
President Board of Directors -GRR
June 5, 2013

Dennis Chastine
Gardens @ Rose Reserve HOA
January 8, 2019