



HARTS COVE HOMEOWNER'S ASSOCIATION

705 Harts Cove Way, Seneca, SC 29678
864-722-3922

HARTS COVE PARKING POLICIES AND PROCEDURES

The Harts Cove Community is challenged with less parking spaces than we have bedrooms. Therefore, we must be diligent with who we allow to park on the premises and how and when we boot or tow vehicles that are not authorized to park on the premises. The Board of Directors has instituted policies that aim to be as fair as possible to owners, tenants, and guests, while aggressively enforcing those policies for the benefit of our residents.

WE ASK THAT YOU TAKE OUR PARKING POLICIES SERIOUSLY! BREAK THE RULES - GET BOOTED OR TOWED!

REMEMBER – these are for the benefit of all owners, tenants and guests!

PARKING AND VEHICLES:

- **ALL OWNERS AND TENANTS MUST HAVE A CURRENT YEAR PARKING PERMIT HANG-TAG IN THE REAR-VIEW MIRROR OF EVERY VEHICLE - OR THE VEHICLE WILL BE SUBJECT TO BOOTING AND/OR TOWING AT OWNER'S EXPENSE.**
- **SCANNING OF VEHICLES WILL BE DONE ON A DAILY BASIS.** If a tag is not present in a vehicle, that vehicle will be subject to booting and/or towing.
- **OWNERS and TENANTS ARE RESPONSIBLE FOR THEIR OWN PARKING PERMIT HANG TAG! There will be a \$25 fee for replacement hang tags!** Any replaced hang tags will be voided in the scanner system and if used after that time, the vehicle will be towed. **DO NOT TRY TO GET ADDITIONAL TAGS USING THE REPLACEMENT METHOD or that vehicle WILL BE TOWED!**
- **ALL VISITORS MUST park in a space marked with a "V/R" (visitor/resident) or be subject to towing at owner's expense.**
- Parking in fire lanes, No Parking Zones, and landscaping is prohibited. Vehicles doing so will be immediately towed AT OWNER'S EXPENSE and will be fined \$100. Vehicle owner will also be responsible for any damages caused by improper parking.
- Motorcycles, mopeds and bicycles must be parked in proper spaces or may be towed or removed at owner's expense.
- Boat and trailer parking, and boat slip parking is allowed in designated areas ONLY and MUST BE REGISTERED with the HOA Management. Parking space/boat slip rental fees must be up-to-date or be subject to towing. Other Recreational Vehicles (RV) are not permitted to park within the community and are subject to towing at owner's expense.
- Inoperable, unlicensed, or abandoned vehicles, bicycles, mopeds, motorcycles are not permitted within the community and are subject to towing or disposal at owner's expense.



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HARTS COVE COMMUNITY RULES, REGULATIONS AND FINES

The Harts Cove Homeowner's Association (HOA) works diligently to ensure that our owners, tenants, and guests live, play, and visit a clean, well-maintained, safe, and respectful community. To help achieve these goals, the HOA has adopted rules and regulations for all owners, tenants, and guests of our community. This summary is not all-inclusive. A full collection of governing documents can be found in the Library section of our Condo Control program/app. The HOA By-laws allow for warnings, fines and assessments against individuals and units for breaking these rules. We want your time at Harts Cove to be safe, comfortable, and full of great memories!

RECREATIONAL FACILITIES – Clubhouse, Fitness Center, Swimming Pool, Swim Dock, Boat Dock:

THIS IS A CHANGE – PLEASE READ CAREFULLY!

- Owners and tenants will be issued silicone bands upon providing proof of residency. This is for the safety and security of all of us living at Harts Cove. **THESE BANDS MUST BE PRESENT WITH AN OWNER WHILE USING ANY FACILITY AT HARTS COVE.** If a resident does not have their band with them, they will be asked to leave the facility and return when in possession of their band. A resident may **ONLY** allow family members and invited guests to use the clubhouse, fitness center, game room, pool, docks, and other community facilities **ONLY** while accompanied by owner or tenant and **ONLY WHILE RESIDENT IS IN POSSESSION OF THEIR SILICONE BAND.** Residents are responsible for their guests at all times.
- NO PETS are allowed in the pool area. **THIS IS A HEALTH REGULATION!** BREAKING THIS RULE MAY CAUSE CLOSURE OF THE POOL TO ALL GUESTS, so please respect your fellow residents.
- NO glass is allowed at the pool.
- NO swimming after dusk.
- DO NOT leave trash in the pool area. USE THE TRASH CANS OR TAKE TRASH TO THE COMPACTOR!

PARKING AND VEHICLES:

- ALL OWNERS AND TENANTS MUST HAVE A CURRENT YEAR PARKING PERMIT HANG-TAG IN THE REAR-VIEW MIRROR OF EVERY VEHICLE OR BE SUBJECT TO BOOTING AND/OR TOWING AT OWNER'S EXPENSE.
- ALL VISITORS MUST PARK IN A VISITOR SPACE MARKED WITH A "V/R" or be subject to towing at owner's expense. Visitor spaces may quickly fill quickly, especially on home football game weekends. In these cases, ALTERNATIVE PARKING FOR VISITORS MUST BE FOUND OFF-SITE. DO NOT RISK YOUR VISITOR'S VEHICLE BEING TOWED BY ALLOWING THEM TO PARK IN A REGULAR SPACE! Hang tag scanning will be done every day!
- Parking in fire lanes, No Parking Zones, and landscaping is prohibited and vehicles doing so will be immediately towed at the owner's expense AND vehicle owner will be **fined \$100** and charged for any damages caused by improper parking.
- Boat and trailer parking is allowed in designated areas **ONLY** and **MUST BE REGISTERED** with the HOA Management and a fee must be paid. Other Recreational Vehicles (RV) are not permitted to park within the community and are subject to towing at owner's expense.
- Inoperable or unlicensed vehicles are not permitted within the community & are subject to towing at owner's expense.
- **SPEEDING:** Speeding, reckless driving, driving over landscaped areas WILL NOT BE TOLERATED. **\$100 FINE**
- **BICYCLES/MOTORCYCLES/MOPEDS:** These vehicles are not to be chained, stored, or left on stairs, balconies, patios, or stairways or they **will be removed at vehicle owner's expense PLUS be fined \$50**

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PETS: All pets MUST BE registered with the unit owner and the HOA.

- **FAILURE TO CLEAN UP AFTER PET - \$50 FINE** – THERE ARE MANY “POOP STATIONS” AROUND THE COMMUNITY! OUT OF RESPECT FOR EVERYONE, PLEASE USE THEM!!! We have cameras around the community and you will likely be caught, so just pickup after your pet!
- **UNLEASHED PETS - \$50 FINE +** for having an unleashed pet within the community. This is obviously a safety issue. Even the most well-behaved dogs, and even dogs with wireless collars can be tempted to misbehave!
- **RESTRICTED BREEDS - \$200 FINE** for having a Pit Bull, Rottweiler, or Doberman Pinscher on site. This is an insurance issue, so please do not compromise the community by having a restricted breed on site!
- **UNATTENDED PETS - \$50 FINE** for leaving an unattended pet on balcony or patio.

FIREWORKS: NO FIREWORKS ARE ALLOWED on Harts Cove property, Corps of Engineers property, or docks. **\$250 FINE.**

TRASH: All trash bags must be tied and placed in the dumpster/compactor – TO INCLUDE CIGARETTE BUTTS! **PLEASE DO NOT PUT LARGE ITEMS IN THE COMPACTOR – PLACE LARGER/FURNITURE ITEMS IN THE LARGE DUMPSTER AT THE TOP PARKING LOT WHEN AVAILABLE.** Please turn the key on the compactor after each addition and be sure to breakdown cardboard. UNDER NO CIRCUMSTANCES may trash be left on the stairs, landings, decks and patios, or in front of the dumpster. **TRASH COMPACTOR/DUMPSTER IS VIDEO MONITORED AND VIOLATORS WILL BE FINED! FINES WILL RANGE FROM \$25-\$200**

BALCONIES: No clothing, trash, or any other item shall be hung from decks or patios. No hammocks may be mounted on walls or rafters – ONLY patio furniture is allowed. **\$25 FINE**

NOISE: Noise from TVs, stereos, musical instruments, and voices should not disturb others. No owner, tenant or guest should make or permit disturbing noises that interfere with the quiet enjoyment of others. **\$50 FINE**

GRILLS: There are permanent grills around the community for the use of owners and tenants. PER International Fire Code Section 308.2.2, “charcoal grills and other open flame cooking devices shall not be operated on balconies or within ten (10) feet of combustible construction.” Therefore, GRILLS ARE NOT ALLOWED ON BALCONIES OR PATIOS. **\$50 FINE**

SOLICITATION: There shall be no solicitation by any person anywhere in the complex for any cause or reason.

COMPLIANCE: Every unit owner, tenant, and guest at Harts Cove is entitled to a respect. To assist with this goal, all owners, tenants, and guests are expected to comply with the Harts Cove Rules and Regulations at all times. Failure to follow the community rules can be met with warnings, recovery of fines and damages, injunctive relief, and/or any combination of these.

FIRE AND COMMUNITY SECURITY:

- If you discover smoke, fire, or suspicious activities within Harts Cove **IMMEDIATELY call 911!**
- **IN THE CASE OF SMOKE OR FIRE, VACATE THE AREA and alert other occupants as you depart – AS LONG AS YOUR LIFE IS NOT IN DANGER!**
- In addition, please call the management at 864-722-3922 to report the issue.

THE HARTS COVE HOA BOARD OF DIRECTORS AND OUR ON-SITE TEAM ARE HERE FOR YOU!

Please do not hesitate to contact us with comments, suggestions, complaints, or kudos!

Christine Williams – On-Site Manager – 864-722-3922 – Christine.hartscovehoa@gmail.com

Katrina Arledge – Owner Relations and Communications Officer – 864-431-6414 – katrina.arledge@gmail.com

David Heinz – President, HOA Board of Directors – 978-808-6125 – davidheinz29678@gmail.com

Chandra Stoupa – HOA Board of Directors – 302-438-1457 – stoupafamily@gmail.com

Leslie Hicklin – HOA Board of Directors – 864-723-4042 - hicklinlw@gmail.com

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ACKNOWLEDGEMENT OF RECEIPT:

By signing here, I acknowledge receipt of the Harts Cove **PARKING HANG-TAG and PARKING POLICIES & PROCEDURES.**

Printed Name

Signature

Date

Unit Number

Parking Permit #

ACKNOWLEDGEMENT OF RECEIPT:

By signing here, I acknowledge receipt of the Harts Cove **COMMUNITY RULES, REGULATIONS AND FINES.**

Printed Name

Signature

Date

Unit Number

ACKNOWLEDGEMENT OF RECEIPT:

By signing here, I acknowledge receipt of **Harts Cove COMMUNITY AMENITIES WRISTBAND.**

Printed Name

Signature

Date

Unit Number

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OWNER/TENANT INFORMATION

In order to keep our emergency, security, and notification system up-to-date, we collect this information for input into our management software/app, Condo Control. This information is used only by Harts Cove Management and HOA personnel for the purpose of alerting residents about emergencies, security issues, or sending notifications.

UNIT # _____

Resident #1 Name

SHUTTLE YES? SHUTTLE NO?

Owner

OR

Tenant

Phone Number (for text alerts)

Email address

Vehicle Make

Vehicle Model

Vehicle Tag # and State

Color

Pet type (cat or dog)

Breed

Name

Color

Resident #2 Name

SHUTTLE YES? SHUTTLE NO?

Owner

OR

Tenant

Phone Number (for text alerts)

Email address

Vehicle Make

Vehicle Model

Vehicle Tag # and State

Color

Pet type (cat or dog)

Breed

Name

Color

Resident #3 Name

SHUTTLE YES? SHUTTLE NO?

Owner

OR

Tenant

Phone Number (for text alerts)

Email address

Vehicle Make

Vehicle Model

Vehicle Tag # and State

Color

Pet type (cat or dog)

Breed

Name

Color

Resident #5 Name

SHUTTLE YES? SHUTTLE NO?

Owner

OR

Tenant

Phone Number (for text alerts)

Email address

Vehicle Make

Vehicle Model

Vehicle Tag # and State

Color

Pet type (cat or dog)

Breed

Name

Color