

Pinehurst Townhomes

Rules and Regulations

In order to create the most desirable atmosphere possible, the **Pinehurst Townhomes Owners Association (OA)** has adopted the following Rules and Regulations for the guidance of all owners, their families, tenants and guests.

General Information

Compliance: Every unit owner and occupant shall comply with these Rules and Regulations and revisions hereto which from time to time may be adapted. Failure of a unit owner or occupant to comply shall be placed on grounds for action that may include, without limitation, an action to recover sums for damages, injunction relief, or any combination thereof.

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 condo number as well as your name and address.
2. Without delay, leave the building and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.
3. Notify Advantage Property Management at (864) 654-3333 and your landlord if time permits.

Security: Promptly notify Advantage Property Management at (864) 654-3333 of any suspicious people or unusual activity on the premises. After hours, notify the Clemson Police Department and dial 911 in emergency situations.

Solicitation: There shall be no solicitation by any person anywhere in the complex for any cause, charity, or other purpose.

Balconies/Parties: Clothing, trash and other items must not be hung from or left on the balconies or patios. No hammocks may be attached to walls or rafters. Only patio furniture will be allowed. Objects in violation may be removed without notice. **\$25 FINE**

Beer Kegs: Beer kegs (empty or full) are not allowed on the premises.
\$200 FINE

Fireworks: Fireworks of any kind are not allowed on the premises. **\$200 FINE**

Bicycles/Motorcycles: Bicycles are not to be chained to the stairs. Bicycles are allowed to be chained to designated area but not to protrude out in the walkways. Motorcycle owners must protect pavement from kickstand puncture marks during warm weather. Under no circumstances are motorcycles or mopeds to be parked in the hallways, or on the stairways, balconies or patios. Bicycles and motorcycles in violation will be removed at owner's expense without notice. **\$50 FINE**

Cigarette Butts: All floor levels are responsible for keeping the flowerbeds clean from cigarette butts. **\$25.00 FINE**

Grills: Only gas grills are allowed. Grills are allowed only on the patios and balconies. Hallways are prohibited.

Hookah Pipes: No coal burning pipes or accessories are allowed in the apartment or outside on the decks/patios. **\$50.00 FINE**

Noise: Loud noises from televisions, stereo equipment, musical instruments, automobiles, or motorcycles should be kept at a minimum at all times, and must not disturb others. No owner, nor his family, tenants, or guests shall make or permit any disturbing noises in the buildings nor permit any conduct by such person that will interfere with the right to quiet enjoyment of other unit residents. **\$50.00 FINE**

Pets: Owners, tenants, and guests are not allowed to bring pets on the premises. **\$500.00 FINE**

Reckless Driving: Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated. Fines and fees for damage caused by such driving will be the responsibility of the party/parties involved. **\$100.00 FINE**

Trash: All trash bags must be tied and placed in the dumpster. **UNDER NO CIRCUMSTANCES** may trash be left in the hallways, on the stairs, on the balconies and patios, or on the dumpster pad. **\$25.00 FINE**

Guests: Owners and tenants are responsible for the guests at all times. Guests must abide by the Rules and Regulations of the OA. Owners and tenants are responsible for any damage caused by their guests.

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 as storage for bikes, furniture, etc. Grills are not permitted in the hallways. **\$50.00 FINE.**

Mail: All mail will be delivered to the mail kiosk located on site.

Parking/Vehicles: Parking in the “No Parking Zones”, fire lanes and/or landscaping is prohibited. Boats, trailers, of any type, mobile homes, and commercial vehicles are not permitted. Vehicles that cannot operate on their own power shall not be permitted. Unlicensed vehicles are also not permitted. No vehicle washing or maintenance shall be done on the premises. Decals must be obtained from Death Valley Towing at (864) 985-0505. **Vehicles without decals may only park in spaces marked visitor.** The lot is randomly patrolled by Death Valley Towing (864) 985-0505. Vehicles violating this paragraph shall be removed at the owner’s expense, without notice. **Visitor parking is 24 hours only.**

Unit Access Key(s): Beginning 30 days after notification, OWNER will be fined **\$100.00 per month** or any portion thereof until the key(s) required to access owner’s unit and unit bedrooms are in the possession of the Pinehurst Townhomes Owners Association Property Manager.

Unit Temperature: OWNER shall ensure that the ambient air temperature inside their unit is maintained between 60 degrees and 90 degrees. When the ambient air temperature inside the unit is found to be outside of this range or the HVAC system is found switched off, the OWNER will be fined.

\$100.00 fine for each occurrence.

Unit Automatic Sprinklers: Under no circumstances should automatic sprinklers inside the unit be painted or otherwise covered, nor should anything be attached or hung from these sprinklers. The UNIT TENANTS will be fined **\$200.00 for each occurrence.**

Unit Bedrooms: Per city ordinance, no bed, headboard, footboard or dresser shall block the bedroom window from being an exit in case of fire. If a violation is found, upon inspection by City Inspector, HOA inspection or Property Manager inspection, a fine can be implemented.