

## COLLEGE HEIGHTS RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere, Caroline Real estate 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

1. **PETS:** Guests, owners, and tenants are not allowed to bring pets on the premises. **FINE: \$100.00**
2. **TRASH:** All trash must be placed in the dumpsters in the parking lot. Trash must be in tied plastic bags before placing in the dumpsters. Under no circumstances may trash bags be left on the decks or porches. **FINE: \$20.00**
3. **DECKS:** Clothing, trash and other items must not be hung from the decks or porches or from clothes lines on the deck. **FINE: \$20.00**
4. **BEER KEGS:** Beer kegs (empty or full) are not allowed on the premises. **FINE: \$200.00**
5. **GRILLS:** No grills are allowed on balconies. **FINE: \$100.00**
6. **BALCONIES:** Clothing, trash, and other items must not be hung from the decks or porches. No hammocks attached to walls or rafters. Only patio furniture will be allowed. Objects in violation may be removed without notice. **FINE: \$25.00**
7. **NOISE:** All parties and gatherings must be confined to the inside of the host' apartment. No guest, invitees, or tenants, shall make or permit any disturbing noise in the buildings, nor permit any conduct by such person that will interfere with the rights, quiet enjoyment or convince of other unit residents. **FINE: \$100.00**

### GENERAL INFORMATION

1. **PARKING AND VEHICLES:** Parking in the fire lanes, No Parking Zones, and landscaping is prohibited. No vehicle, which cannot operate on its own power or unlicensed vehicles shall be permitted at College Heights. Repairing and washing of vehicles is prohibited. Vehicles violating this paragraph shall be removed at the owner's expense, without notice.
2. **SOLICITATION:** There shall be no solicitation by any person anywhere in the Condominium for any cause, charity or any purpose whatever, unless specifically authorized.
3. **COMPLIANCE:** Every occupant shall comply with this Rules and Regulations and revisions hereto, which from time to time may be adapted. Failure of an 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.

4. **SECURITY:** Promptly notify CHHOA (864 )654-3333 of any suspicious people or unusual activity on the premises. After hours, notify the Oconee County Sheriff's Dept. at (864) 638-4111.
5. **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 your name and the 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 CRE (864) 654-9552 and your landlord if time permits.

*THESE RULES AND REGULATIONS WERE ADOPTED FOR THE GOOD OF ALL IN THE HOPES THAT THEY WILL MAKE LIVING AT HART'S COVE BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION AND REGARD TO THE AFORESTATED ITEMS IS APPRECIATED. THESE RULES WERE ADOPTED BY THE BOARD OF DIRECTORS OF CHHOA. JUNE 2006*

*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: \_\_\_\_\_