

Daniel Square Condominium Association

Foothills Property Management (864) 654-1000

RULES AND REGULATIONS

as revised August 2024

To create the most desirable residential atmosphere, the Board of Directors of Daniel Square Condominium Association (DSCA) has adopted the following rules and regulations for the guidance of all owners, their families, guests, and tenants. Please note that violators will be fined for certain infractions as indicated below.

SAFETY and SECURITY

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

1. Immediately call 911 or the Clemson Fire Department at 864-656-2222 and tell the dispatcher the unit number and floor 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 Foothills and your landlord as time permits.

SECURITY: Promptly notify Foothills Property Management of any suspicious people or unusual activity (864-654-1000). After hours, notify the Clemson Police Department (864-624-2000) or call 911 in an emergency.

OPEN FLAMES: Smoking and open-flame devices are not allowed in any building. **FINE: \$250.**

SMOKE DETECTORS: If your unit is rented or leased, Section 8-5 of the Clemson City Ordinances requires an Underwriter's Laboratories' approved smoke detection device in each bedroom and common living area. Please test your smoke detectors regularly and notify Foothills if any are found to be malfunctioning or if any are missing.

GENERAL

BICYCLES, SCOOTERS & MOTORCYCLES: Bicycles and scooters are not to be locked or chained to front stairs or other structures. Motorcycle owners must protect asphalt from kickstand puncture marks. **FINE: \$100 plus costs to repair any damage.**

CHILDREN / GUESTS: Children must be supervised by an adult at all times. Residents are responsible for their guests.

DECKS: No more than 1600 LBS OR 8 PERSONS MAXIMUM are allowed on any deck at any one time. No carpeting, rug or other floor coverings are allowed on decks. Nothing is to be attached to any deck. **FINE: \$250.**

EVENTS: Events (gatherings of 12 or more people) are prohibited on premises without the written consent of Foothills Property Management. Beer kegs are not allowed on the premises. **FINE: \$250.**

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GRILLS and HEATERS:

- The HOA explicitly prohibits the use of wood, pellet, or charcoal grills anywhere on the premises. **FINE: \$500 per incident.**
- NO hibachi, grill, or other similar devices used for cooking or any other purpose, and no gas, kerosene or other similar heating device shall be used or stored within 10 feet (3m) of any structure, including on or under any deck, covered patio, balcony, or porch, or on any sidewalk, or indoors, or stored in any common areas. **FINE: \$500 per incident.**

INCLEMENT WEATHER: Thermostats should remain at 60 degrees or higher during cold weather. During times of inclement weather, every effort will be made to clear ice and snow from sidewalks and stairs.

NOISE: Noise from televisions, stereo equipment, musical instruments, and talking should be kept to a minimum and **MUST NOT DISTURB OTHERS**. The Clemson city police will be promptly notified if any disturbances occur. **FINE: \$100 plus any fines which may result from violation of the Clemson city noise ordinance.**

OCCUPANCY: Daniel Square is zoned RM-3, with a maximum occupancy of 3. Intentionally violating the City Zoning Ordinance could subject you to a **fine of up to \$1000 per day**.

PERSONAL PROPERTY: Personal belongings are not allowed on front porches or stairs and are not to be hung from any railings, decks or windows and may be removed without notice. **FINE: \$50.**

PETS: Owners, tenants, and guests are not allowed to bring pets on premises. **FINE: \$250 per occurrence.**

SATELLITE DISHES/COMMUNICATIONS EQUIPMENT: Satellite and/or communications equipment may only be installed with permission from and in accordance with policies as set forth by Daniel Square Condominium Association. An installation request form can be obtained from Foothills Property Management, 1017 Tiger Boulevard. **FINE: \$500 plus costs for removal of any unauthorized equipment.**

SPEEDING: Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated. **FINE: \$250 first offense, \$500 thereafter, plus the cost to repair any damage.**

TRASH: All trash must be tied in plastic bags and then placed in dumpsters provided. Under no circumstances should trash or trash bags be left on stairs, landings, decks and patios, or dumpster pads. **FINE: \$100.**

VANDALISM: Fine for vandalism to any association property, including gates: **\$2500, plus actual repair costs, plus revocation of parking permit.**

WATER / WASHING: Outdoor water spigots may not be used without permission, and no vehicles shall be washed on the premises. **FINE: \$100.**

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PARKING / VEHICLES

PARKING PERMITS:

- A maximum of three (3) total parking permits can be issued to the owners and/or tenants of each unit, and owners may restrict the number of parking permits allocated to their tenants. In the absence of such restrictions, and if any of the three are still available, one (1) and only one parking permit may be issued to each tenant. Parking permits cannot be issued for vehicles that are primarily kept off premises (e.g. to the parent of a tenant).
- You must pre-register for a parking permit at www.deathvalleytowing.net and then appear in person at Death Valley Towing to obtain it. There may be a fee. Under no circumstances will parking permits be issued by proxy.
- Parking permits will only be issued upon presentation of:
 - proof of ownership of a unit, or a current valid lease on which your name appears, and
 - a valid and current vehicle registration in your name or a parent's name, and
 - a valid and current driver's license.
- Parking permits should be used and/or displayed in accordance with instructions of Death Valley Towing.
- Parking permits may be withdrawn / revoked at any time at the discretion of the Homeowner's Association (e.g. for rules violations).
- **FINE for obtaining, or assisting someone with obtaining, a parking permit for which they are not eligible: \$500 and revocation of any previously issued parking permit.**

TOWING:

The parking lot is patrolled on a regular basis by Death Valley Towing (864) 985-0505.

GENERAL:

Parking in any unpermitted space, or on any landscaping is prohibited, and vehicles will be towed. No boats, trailers, or campers are permitted in the parking area.

NOSE-IN PARKING ONLY:

All vehicles **MUST** be parked **nose-in** (front end towards the curb or interior of the parking space), so that your rear license plate is visible from the driving lane. Any vehicle not parked in a nose-in fashion is subject to being towed, even if it's properly registered.

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NUMBERED SPACES:

- Each unit owner is allocated two reserved, numbered parking spaces.
- Only registered vehicles should be parked in numbered spaces. All other vehicles will be towed.
- Park only in the numbered spaces assigned to your unit.
- At the request of a unit owner, property manager or a unit tenant, you may be towed for parking in a numbered space other than the ones assigned to your unit.
- **To request towing for a car parked in your assigned space**, call Death Valley Towing from the phone number corresponding to your parking permit. You'll need to provide your name and unit number (for verification purposes only).

"RESIDENT" SPACES:

- A valid parking permit MUST be displayed on any vehicle parked in a RESIDENT space. All other vehicles will be towed.
- RESIDENT space availability is not guaranteed. They are first-come, first-served.

"VISITOR" SPACES:

- Guests may park in "VISITOR" spaces for a maximum of 12 hours, unless otherwise posted. Vehicles parked in VISITOR spaces for longer than the allowed time will be towed. Anyone seen leaving the premises after parking in a Visitor spot is no longer considered a visitor or guest, and your vehicle is subject to being towed.
- Registered vehicles (vehicles with parking permits) **MAY NOT** be parked in Visitor spaces. FINE for parking a registered vehicle in a VISITOR space: \$125.

MARTIN ST GATE:

Each owner can be issued a maximum of three key fobs for the Martin Street gate, and owners are responsible for maintenance and safekeeping of the key fobs. Transfers between old/new owners are not the responsibility of the Association and should be handled at real estate closings. Replacements can be purchased from the Association, and each replacement will result in the deactivation of a previously issued fob.

THESE RULES AND REGULATIONS WERE ADOPTED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT DANIEL SQUARE BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION WITH REGARD TO THESE ITEMS IS APPRECIATED. THESE RULES AND REGULATIONS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF DANIEL SQUARE CONDOMINIUM ASSOCIATION.