

FORT HILL HOMEOWNERS RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere, the FORT HILL COMMONS ASSOCIATION (FHCHOA) has adopted the 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**-No pets allowed on the premises- **FINE \$100**
2. **TRASH**- all trash must be placed in the green roll carts in trash bags and tied. UNDER NO CIRCUMSTANCES may trash be left on the porches or decks. **FINE\$25**
3. **DECKS**- Clothing, trash and other items must not be hung from the decks or porches or from clothes line on deck. No hammocks attached to walls or rafters. Only patio furniture on decks. No screening permitted on decks **FINE \$25**
4. **NOISE**- All parties and gatherings must be confined to the inside of the hosts' apartment NO UNIT OWNER, nor his family, guests, invitees, or tenants, shall make or permit any disturbing noises in the Buildings, nor permit any conduct by such person that will interfere with the rights, quiet enjoyment or convenience of other residents **FINE: \$50**
5. **GRILLS**- grills other than gas or electric on decks/porches is strictly prohibited. Place in rear of the unit for use not in front of the unit **FINE: \$50**
6. **KEGS**- NO KEGS ON PREMISES FINE: **\$200**
7. **MOTORCYCLES** - Under no circumstances are motorcycles or mopeds to be parked in
8. the decks. Vehicles in violation will be removed at owner's expense. **FINE: \$50.00**

GENERAL INFORMATION

1. **PARKING AND VEHICLES:** Parking in the fire lanes, No parking Zones, and in landscaping is prohibited. No vehicle which cannot operate on its own, powerboats, jet skis or unlicensed vehicles shall be permitted to park at FORT HILL. 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 Condominiums for any cause, charity or any purpose.
3. **COMPLIANCE:** Every unit owner and occupant shall comply with these Rules and Regulations and revisions here to which from time to time may be adopted. Failure of a Unit owner or occupant to so comply shall be grounds for action, which may include,

without limitation, an action to recover sums due for damages, injunction relief, or any combination thereof.

4. **SECURITY:** Promptly notify FHCHOA 654-9552 of any suspicious people or unusual activity or after hours notify Clemson Police Department (dial 911)
5. **FIRE PROCEDURES:** If you discover a fire in your unit, please do the following:
 - a. Call the fire department immediately (land line 911 or from your cell phone 864-656-2222) and tell the dispatcher your apartment number.
 - b. Also notify CRE and your managing company.
 - c. Without delay leave your apartment and be sure to close the door behind you. Leaving it Unlocked. Alert others in the building immediately.

NO BASKETBALL, BASEBALL, OR ANY GAMES PLAYED IN THE PARKING LOT OF FORT HILL AFTER 11 :00 PM.

THESE RULES AND REGULATIONS ARE PROPOSED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT FORT HILL COMMONS BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION AND REGARD TO THE AFORESAID ITEMS IS APPRECIATED. THESE AMENDED RULES WERE ADOPTED BY THE BOARD OF DIRECTORS AND IS EXPECTED TO BE COMPLIED WITH. Revised January 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:_____