

## RULES AND REGULATIONS

To create the most desirable atmosphere possible, the Harts Cove Homeowners' Association (HCHOA) has adopted amended rules and regulations for the guidance of all owners, guests, and tenants. Please note that violators will be fined for infractions as indicated below.

### FINES

1. **PETS:** All pets must be registered with the Owner/Management Company of your unit. Restricted breeds include Pit Bull, Doberman Pinscher, and Rottweiler. Fines issued:
  - a. **FINE \$50.00** Unleashed pets
  - b. **FINE \$50.00** Pets unattended on balconies or patios
  - c. **FINE \$50.00** Failure to cleanup pet waste from the grounds
2. **TRASH:** All trash bags must be tied and placed in the dumpster. **UNDER NO CIRCUMSTANCES** may trash be left on the stairs, landing, decks and patios, or on the dumpster pad. **FINE \$25.00**
3. **BEER KEGS:** Beer kegs (empty or full) are not allowed on the premises. **FINE \$200.00**
4. **BALCONIES:** No clothing, trash, or any other items shall be hung from the decks or porches. No hammocks shall be mounted to walls or rafters...ONLY patio furniture will be allowed. Objects in violation may be removed with notice. **FINE \$25.00**
5. **NOISE:** Noise from televisions, stereo equipment, musical instruments, and talking should be kept at a minimum always and **MUST NOT DISTURB OTHERS**. No Unit Owner, Owner's family, guests, invitees or tenants, shall make or permit any disturbing noises in the building nor permit any conduct by such person(s) that will interfere with the right to quiet enjoyment of other units' residents. **FINE \$50.00**
6. **RECREATIONAL FACILITIES:** Owner or tenant shall permit family members and invited guests, to use the recreational facilities, ONLY if accompanied by owner or tenant. Failing to comply with or allowing family or guests to disregard posted rules for the swimming pool, swim dock, clubhouse, fitness center, game room, computer lab, or parking areas will NOT be permitted. **FINE \$100.00**
7. **GRILLS:** Grills are not allowed. According to the International Fire Code Section 308.3.3, "charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within ten (10) feet of combustible construction." **FINE \$50.00**
8. **FIREWORKS:** No fireworks allowed on HC property, U.S. Army Corps of Engineers property, or docks. **FINE \$250.00**
9. **SPEEDING:** Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated. **FINE \$100.00**
10. **BICYCLES/MOTORCYCLES/MOPEDS:** Bicycles are not to be chained to the stairs. Motorcycle owners must protect pavement from kickstand puncture marks during warm weather. Under no circumstances are bicycles, motorcycles, or mopeds to be parked in

hallways, on balconies or stairways. Vehicles in violation will be removed at the Owner's expense. **FINE \$50.00**

11. **CIGARETTE BUTTS:** All levels will be given a 24-hour notice to clean out flowerbeds and lower levels. If not cleaned, **ALL LEVELS WILL BE FINED. FINE \$25.00**

### GENERAL INFORMATION

1. **PETS:** All pets must be registered with the Owner/Management Company of your unit. Restricted breeds include Pit Bull, Doberman Pinscher, and Rottweiler. Limit of 2 pets per unit. See Pet Policy.
2. **PARKING AND VEHICLES:** Parking in the fire lanes, No Parking Zones, and landscaping is prohibited.
  - Boats and trailers are **ALLOWED** in the designated areas and must have a decal.
  - Mobile homes, vans, and commercial vehicles are **NOT PERMITTED**.
  - Vehicles which cannot operate on their own power or unlicensed vehicles shall not be permitted at the condominium. Repairing or washing of vehicles is prohibited.

*The lot is randomly patrolled by Valley Services (864) 654-4544. Vehicles violating this paragraph shall be removed at owners' expense, without notice.*

3. **SOLICITATION:** There shall be no solicitation by any person anywhere in the complex for any cause or charity.
4. **COMPLIANCE:** Every unit owner and occupant shall comply with these Rules and Regulations and revisions hereto, which from time to time may be adopted. Failure of unit owner or occupant to comply shall be placed on notice of grounds for action that may include without limitation, an action to recover sums for damages, injunction relief, and/or any combination thereof.
5. **POOL RULES:** No swimming after dusk. No glass at pool. Only invited guests are allowed. No alcohol allowed in or around swimming pool. Do not leave trash on the pool property, place ALL trash in cans.
6. **SECURITY:** Promptly notify HCHOA at (864)654-3333 of any suspicious people or unusual activity on the premises. After hours, notify the Oconee County Sheriff's Department at (864)638-4111.
7. **FIRE PROCEDURES:** If you discover a fire in your unit or on Harts Cove property, please do the following:
  - Immediately call the fire department (9-1-1) and tell the dispatcher the floor and unit number, or other location, as well as your name and address.
  - Without delay, leave the building, or proximity, and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building or area immediately.



- Notify Advantage Property Management (864)654-3333 and your landlord if time permits.

THESE RULES AND REGULATIONS WERE ADOPTED FOR THE GOOD OF ALL IN HOPES THAT LIFE AT HARTS COVE IS 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 HCHOA.

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