

Highpointe of Clemson Owners' Association

391 College Avenue, Suite 103, Clemson, SC 29631

RULES AND REGULATIONS

To create the most desirable atmosphere possible, the Highpointe of Clemson Owners' Association 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

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:

- **FINE \$50.00** Unleashed pets
- **FINE \$50.00** Pets unattended on balconies or patios
- **FINE \$50.00** Failure to cleanup pet waste from the grounds

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**

BEER KEGS: Beer kegs (empty or full) are not allowed on the premises. **FINE \$200.00**

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**

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**

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, clubhouse, fitness center, game room or parking areas will **NOT** be permitted. **FINE \$100.00**

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GRILLS: Grills and fire pits 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**

FIREWORKS: No fireworks allowed on Highpointe property. **FINE \$250.00**

SPEEDING: Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated. **FINE \$100.00**

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**

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**

HALLWAYS/BREEZEWAYS: The outside hallways will be kept free of any obstructions that would hamper emergency response to the unit. The hallways will not be used as storage for bikes, furniture, etc. **FINE \$25.00**

PARKING AND VEHICLES: Parking in the fire lanes, No Parking Zones, and landscaping is prohibited.

- Boats and trailers of any type are **NOT PERMITTED**.
- Mobile homes, vans, and commercial vehicles are **NOT PERMITTED**.
- Vehicles which cannot operate on their own power or unlicensed vehicles shall not be permitted on the property.
- Repairing or washing of vehicles is prohibited.

POOL AREA: The pool, lazy river and hot tub close at 10:00 pm. No glass in or around the pool, hot tub or lazy river. Only invited guests are allowed and must be accompanied by owner or tenant at all times. Please do not leave trash in or around the pool, lazy river or hot tub. Place all trash in designated bins.

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SOLICITATION: There shall be no solicitation by any person on Highpointe property for any cause or charity.

FIRE PROCEDURES: If you discover a fire in your unit or on Highpointe 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 HIGHPOINTE IS BOTH PLEASANT AND COMFORTABLE FOR YOU AND THE NEIGHBORS. YOUR COOPERATION AND REGARD TO THE AFORESTATED ITEMS IS APPRECIATED. THESE RULES WERE ADOPTED BY THE BOARD OF DIRECTORS OF HIGHPOINTE OF CLEMSON OWNERS ASSOCIATION.