

TILLMAN PLACE CONDOMINIUMS RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere, the Board of Directors of the Tillman Place Condominium Association (TPCA) have 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. **DUMPSTERS**- No digging or scavenging prohibited. **FINE: \$1000**
2. **GRILLS**- Grills are strictly prohibited. **FINE: \$100.00**
3. **PETS** - Guests, owners, and tenants are not allowed to bring pets on the premises. **FINE: \$500.00**
4. **TRASH** - All trash must be placed in the dumpsters in the parking lot. Trash must be in tied plastic bags before placing in the dumpster. Under no circumstances may trash or trash bags be left in the hallways, balconies, or in front of dumpsters. **FINE: \$20.00**
5. **BALCONIES** - Clothing, trash and other items must not be hung from the balcony rails or from clotheslines on balconies. No upholstered or household furniture on balconies. Only patio or exterior furniture. No flammable objects allowed. **FINE: \$20.00**
6. **MOTORCYCLES** - Under no circumstances are motorcycles, or mopeds to be parked in the hallways, balconies, or stairways. Vehicles in violation will be removed at owner's expense. **FINE: \$50.00**
7. **CAR WASHING** - No car washing shall be done on the premises. *FINE: \$50 00*
8. **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, or upon the Common Elements, nor permit such conduct by such person that will interfere with the rights, quiet enjoyment or convenience of other unit residents. All violations should be reported to the Clemson Police and a police report filed with CRE to enforce fine. **FINE: \$ 100.00**
9. **KEGS** - No kegs (empty or full) on premises. **FINE: \$200.00**
10. **CIGARETTE BUTTS**- All levels will be given a 72-hour notice to clean the littered grounds and if not cleaned, all levels will be **FINED \$20.00 EACH**. The fine will be waived for those tenants who can present documented proof (pictures) of the violators.
11. **WINDOWS & SCREENS** - Windows and screens are to remain in place and in good repair. **FINE: \$50.00 per screen**

GENERAL INFORMATION

1. **PARKING AND VEHICLES** - Parking in the fire lanes, No Parking Zones, and landscaping is prohibited. All residents will display a current parking decal in the rear

window of their vehicle NO BOATS, TRAILERS, MOBILE HOMES, VANS, OR COMMERCIAL VEHICLES SHALL BE PERMITTED. No vehicle, which cannot operate on its own power or unlicensed vehicles shall be permitted at the Condominium. Repairing and washing of vehicles is prohibited. Decals must be obtained from Valley Services at (864) 654-4544. Vehicles without decals may only park in spaces marked visitor. The lot is randomly patrolled by Valley Services (864) 654-4544. 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 whatsoever, unless specifically authorized.
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, indication relief, or any combination thereof
4. **FACILITIES** - No guests of any owner or tenant other than a houseguest will be permitted to use the swimming pool unless accompanied by a resident member of the family or tenant
5. **POOL PARTIES** - Tenants wishing to host a pool party may do so by notifying Carolina Real Estate, in writing, 48 hours prior to the date of the party. For additional information, i.e., fees, etc., please contact CRE (654-9552).
6. **SWIMMING POOL**- Swimming in the pool is permitted between 8:00 am - 12:00 midnight. Persons using this facility do so at their own risk. Children under 14 years of age must be accompanied by a responsible adult at all times. Running in the pool area is not permitted. NO glass containers or bottles are allowed in the pool area. No diving is allowed in the pool. No floats and chairs are allowed in the pool.
7. **SECURITY** - Promptly notify CRE of any suspicious people or unusual activity in the building (654-9552). After hours, notify the Clemson Police Department (Dial 911).
8. **FIRE PROCEDURES** - If you discover a fire in you must, please do the following:
 - a. Immediately call the fire department (land line 911 or from your cell phone (864-656-2222) and tell the dispatcher the floor and apartment number, as well as the building name and address. Also, notify CRE and your landlord if time permits.
 - b. Without delay, leave your apartment and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.
 - c. Use the nearest stairway to leave the building.

THESE RULES AND REGULATIONS ARE PROPOSED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT TILLMAN PLACE BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION AND REGARD TO THE AFORESTATED ITEMS IS APPRECIATED. THE BOARD OF DIRECTORS OF TPCA ADOPTED THESE AMENDED RULES. REVISED MARCH, 2015.

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: _____