

**RULES AND REGULATIONS
UNIVERSITY PLACE CONDOMINIUM
CLEMSON, SOUTH CAROLINA**

Your Executive Board welcomes the assistance of all Unit Owners in the enforcement of these Rules and Regulations. Violations should be reported in writing to the Managing Agent of the Homeowners Association, and not to the Board of Directors or officers of the Association. The Managing Agent will give notice of the violations to the violating Unit Owner and any appropriate committee. Unit Owners are responsible for the compliance of their guest, invitees and tenants with these Rules and Regulations and other provisions of the Homeowners Association Documents. Managing Agent: Foothills Property Management.

FINES

1. **PETS**- No pets of any kind whatsoever shall be kept either inside or outside the units or upon the common elements at anytime whatsoever. Violation pets shall be removed and turned over to the local animal control officer and unit owner shall be subject to a fine.
FINE: \$100.00
2. **TRASH**- All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and deposited in trash containers in designated areas of the Condominium. Clothes and other personal belongings shall not be stored or hung on balconies. **FINE: \$20.00**
3. **FIRE HAZARDS**- Grills are not allowed. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in the. Unit or on the common elements. No grills of any kind including electrical or other flame producing appliances are allowed on porches, balconies, patios, or other common elements. No exterior cooking of any kind is allowed except in designated areas. Devices violating this paragraph will be removed without notice. **FINE: \$50.00**
4. **EXTERIOR APPEARANCE**-To maintain a uniform and pleasing appearance of the exterior of the Building, no awnings, canopies, shutters, screens, glass enclosures, any kind of outdoor lighting, or projections shall be attached to the outside walls, doors, windows, roofs, balconies, patios, or other portions of the Building or on the Common Elements. (Only outdoor furniture may be stored, placed, or kept on balconies or patios.) Clothing and other items shall not be hung from balconies or from clotheslines on balconies. NO flags, banners, posters, advertisements or signage of any type may be displayed anywhere on the buildings and/or grounds. Objects violating this paragraph will be removed without notice. **FINE: \$20.00**

5. **ALCOHOLIC BEVERAGES**-No alcoholic beverages may be consumed in the Common Elements, unless specifically authorized in writing by the Executive Board. Beer kegs (empty or full) are not allowed on premises. **FINE: \$100.00**
6. **CIGARETTE BUTTS**- All levels will be given a 24-hour notice to clean out the flower beds and if not cleaned, all levels will be fined. **FINE: \$25.00 each.**

GENERAL INFORMATION

1. **PARKING AND VEHICLES**-You must have a current decal and have it displayed on the vehicle. Parking in fire lanes, No Parking Zones, and landscaping is prohibited. No mobile homes, vans, or commercial vehicles shall be permitted at the Condominium without the prior written consent of the Executive Board. 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. The lot will be randomly patrolled by Valley Services (654-4544). Towed vehicles may be reclaimed at Valley Services, 2513 Davis Creek Rd., Seneca, SC. **VEHICLES WITHOUT DECALS MAY ONLY PARK IN SPACES MARKED VISITOR.**
2. **BOATS AND TRAILERS**-There are 10 spaces for boats and trailers on a first come basis. Boats and trailers **MUST** be parked in a designated area and **MUST** display a **CURRENT** decal. The decal must be displayed on the tongue of the trailer and be visible. The price of the decal is \$100.00 per school year (August to August). The maximum projection of any trailer tongue from the curb is 20 ft. Improperly parked trailers or boats will be towed. Parking decals for boats and trailers can be picked up at the Foothills Property Management Office with proof of residency at University Place Condos. Foothills Property Management is located at IO 17 Tiger Blvd.
3. **PERSONAL PROPERTY AND OBSTRUCTIONS**-The sidewalks, entrances, roadways, and similar areas of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium; nor shall any carts, carriages, chairs, tables, or any other similar objects be stored thereon. Objects violating this paragraph may be removed without notice. The personal property of residents must be stored in their respective units.
4. **PLUMBING**-Toilets and other plumbing shall not be used for any purpose other than those for which they are constructed. No sweepings, rubbish, rag or other foreign substances shall be deposited in them. The cost of any damage resulting from misuse shall be borne by the Owner of the unit responsible for the damage. Waterbeds are prohibited.

5. **WINDOWS AND DOORS**-No unit shall have any posters, artwork, aluminum foil or other covering except blinds placed in any window or glass door, nor shall any reflective substance be placed on any glass. Where sliding door curtains are not white or off white, they must be lined or "under draped" or "black-out" draped in white and liners must be approved by the Executive Board.
6. **NOISE**-All parties and gatherings must be confined to the inside of the hosts' apartment. No Unit Owner, nor his family, guest, invitees or tenants, shall make or permit any disturbing noises in the Building, or upon the Common Elements, nor permit any conduct by such person that will interfere with the rights, quiet enjoyment or convenience of other unit residents. No resident shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, sound amplifier or other sound equipment in his unit in such a manner as to disturb or annoy other residence. No resident shall conduct, nor permit to be conducted vocal or instrumental instruction or practice at any time, which disturbs other residents. Maximum volumes of all sounds and sound producing equipment shall be enforced between the hours of 10:30 PM and 8:00 AM. All other unnecessary noises such as bidding good night to departing guests and slamming car doors, should be avoided between these hours. Carpentry, carpet laying, picture hanging or any trade (do-it-yourself) work involving any noise must be done between the hours of 8:00 AM and 8:00PM.
7. **ELECTRONICS**-Satellite dishes are not allowed to be attached to the roof of the building nor on the building whatsoever. All cable and satellite wires MUST be buried.
8. **ANTENNA**- No exterior antenna shall be permitted on the Buildings or Common Elements, except as is approved by the Executive Board.
9. **ODORS**-No noxious or unusual odors shall be generated in such quantities that they permeate to other Units or Common Elements and become annoyances or becomes obnoxious to other residence. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.
10. **SOLICITATION**-There shall be no solicitation by any person anywhere in the Condominium for any cause, charity or any purpose whatsoever, unless specifically authorized by the Executive Board.
11. **DAMAGE TO THE CONDOMINIUM**-Unit Owners shall be liable for all damages to the Building caused by receiving deliveries, moving or removing furniture or other articles, and other activities conducted to or from the Building or, by themselves, their guest, and invitees. No sports activities may be played outside that will cause damage to the building. This includes games with balls that may break windows or dent the siding. Fine: \$50.00.

12. **CHILDREN**-Children will be direct responsibility of their parents and legal guardians who must supervise them while they are within the Condominium. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of such children.
13. **ROOF**-No one is permitted on the roofs for any purpose, except as authorized by the Executive Board.
14. **ATTIRE**-Residents and guest shall wear appropriate attire at all times on the Common Elements.
15. **COMPLIANCE**-Every Unit Owner and occupant shall comply with these Rules and Regulations and revisions here, 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.

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: _____