

**RULES AND REGULATION OF  
VALLEY WALK HORIZONTAL REGIME  
FOR COMMERCIAL AND RESIDENTIAL UNITS**

In order to create a congenial and dignified atmosphere, the Board of Directors of Valley Walk has adopted the following amended rules and regulation for the guidance of all owners, their families, guests and tenants for the Residential and Commercial Units.

1. **ANTENNAS/SIGNS:** External antennas of any type (satellite, TV, radio, etc.), or SIGNS of any type (FOR SALE/RENT), are not permitted without prior written approval being obtained from the Owners' Association. Contact Advantage Property Management (864)654-3333 for approval.
2. **BALCONIES:** Clothing and other items must not be hung from balcony rails or from clotheslines on balconies. No kegs allowed on balconies. Only outdoor furniture and gas grills (no charcoal) may be stored on balconies.
3. **CHILDREN:** Supervision of minor children by a responsible adult must be exercised at all times when children are playing on the grounds. Playing in the corridors, stairwells or in the elevator is forbidden.
4. **COMMON AREAS:** Common area is for the use of owners, tenants and guests.
5. **COMPLIANCE:** Every unit owner and occupant shall comply with these Rules and Regulations and revisions 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, injunctive relief, or any combination thereof.
6. **ELEVATORS:** Elevators are for the use of the occupants and will be available to the occupants at all times. Owners and tenants wishing to use the elevators for extended periods of time for the purpose of moving furniture and appliances in and out of a unit will schedule such move with the Owners' Association. Furniture and appliances will not be placed in the elevators without protective pad and flooring.
7. **ENTERTAINMENT SPORTS LOUNGE AND OUTDOOR PAVILION:** The Owners' Association will adopt rules and regulations and amend them from time to time related to the use of the Entertainment Sports Lounge and Outdoor Pavilion.
8. **FIRE PROCEDURES:** If you discover a fire in your unit, 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 apartment number, as well as the address.
  - b. Also, notify Advantage Property Management 864-654-3333 and your landlord if time permits.
  - c. Without delay, leave your apartment and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.

9. **GUESTS:** Tenants and owners are responsible for their guests at all times. Guests will abide by the rules and regulations of the Association. Tenants and owners are responsible for any damage caused by their guests.
10. **HALLWAYS/BREEZEWAYS:** The outside hallways will be kept free of any obstructions that would hamper emergency response to a unit. The hallways will not be used for storage of bikes, furniture, etc. Barbeque grills are not permitted in the hallways.
11. **LEASE RESTRICTIONS:** Residential condominiums can be leased to adults, no non-related undergraduate student rentals. Corporate rentals will also be permitted. This will be part of the Master Deed for the Horizontal Regime. The office/entertainment suits will be restricted/no restaurants/bars or anything noxious or noisy.
12. **NOISE:** Loud noises from television, stereo equipment, musical instruments, automobiles, or motorcycles should be kept at a minimum at all times, and must not disturb others. Quiet time is from 11 p.m. to 7a.m. unless approved by the Owners' Association. However, during football weekends quiet time hours are not enforceable.
13. **PARKING:** Each residential condominium unit is entitled to two parking spaces (one covered numbered space and one uncovered numbered space). Each commercial unit is entitled to one numbered space outside the building. No boats, trucks (excluding pickups), trailers or campers are permitted in parking area. Parking in the fire lane and on the landscaping is prohibited.
14. **PETS:** Owners and tenants will be allowed to have small domesticated pets. The owner and tenant will be responsible for the conduct of their pets. Pets will be restrained at all times when outside the unit. Owners and tenants will clean up after their pets immediately. Pets will not be a nuisance or danger to any person. Owners and tenants are responsible for any damage caused by their pets. Guests are not permitted to bring pets on the premises.
15. **SECURITY:** Promptly notify Advantage Property Management 864-654-3333 of any suspicious people or unusual activity in the building. After hours, notify Clemson Police Department (dial 911). Homeowners will have access code provided by Owners' Association.
16. **SOLICITATION:** There shall be no solicitation by any person anywhere in the complex for any cause, charity, or any purpose whatsoever, unless specifically authorized.
17. **TRASH:** All trash must be placed in the provided dumpster. Trash must be tied in plastic bags before placing in the dumpster. Under no circumstances may trash be left outside doors or in the hallways.
18. **VEHICLE WASHING & MAINTENANCE:** No vehicle washing or maintenance shall be done on the premises.

*THESE RULES AND REGULATIONS ARE PROPOSED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT VALLEY WALK BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION AND REGARD TO THE ABOVE LISTED ITEMS IS APPRECIATED. THESE AMENDED*

RULES WERE ADOPTED BY THE BOARD OF DIRECTORS AND ARE EXPECTED TO BE COMPLIED WITH.

Revised April 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: \_\_\_\_\_