

The Board of Directors, having been duly nominated by the members of the Town Park Association, desires to maintain and preserve property values, and to maintain a harmonious look to the neighborhood for the benefit of both current and future residents. Therefore, in accordance with The Master Deed establishing the Town Park of Greenville South Carolina and registered with the Greenville County Register of Deeds on June 5, 1970, Book 891 at page 243, The Board of Directors is publishing the Rules and Regulations in order to assist in maintaining property values, preserving a harmonious look to the neighborhood, providing quality of life, and to enforce Uses Permitted and Prohibited.

All unit owners must be familiar with the Rules and Regulations and ensure that any tenant(s) receive a copy of this document and comply with all rules, Regulations and Articles of the Master Deed and By-Laws.

I) Noise

- A. Quiet hours are between the hours of 10:00 PM and 8:00 AM. This includes all walkways, parking areas, pool area, and all common areas.
- B. Operate audio equipment at a volume that is not disturbing to other members of the community, their guests, or tenants.
- C. No noisy or disorderly conduct or conduct annoying or disturbing to the occupants of other units is permitted.

II) Waste Disposal

- A. No garbage or waste items are to be left on any exterior location in the community.
- B. No wastes of any kind are to be left outside the dumpsters. If it is determined to be a homeowner, guest or tenant of a homeowner who has left waste outside the dumpster, the cost incurred for removal will be charged to the homeowner along with the cost incurred in the search.
- C. All excess boxes, packaging materials, paper, etc., will be deposited in the dumpster and will not be left on the ground around the dumpsters. Boxes should be torn apart or flattened.
- D. No large items or yard waste (i.e. furniture, appliances, carpet, padding, Christmas trees, etc.) are to be deposited in or beside the waste container.
- E. All trash is to be thrown inside of waste containers (not on the top or sides). Any trash left outside will not be picked up.
- F. Please report any violators to the Association office that leave debris outside of the dumpster. If identified, the responsible party will be billed a fee to remove items.

III) Children's Play Equipment

- A. Do not install, place, set up, etc. any playground equipment in any common areas.
- B. No toys or other equipment shall be left on the lawns, streets, common areas, balconies, or sidewalks at any time. Any toys left in these areas are subject to be picked up and discarded.

IV) Signs

- A. No signs of any type can be posted on the common property including For Rent or For Sale signs.
- B. Signs are not permitted to be placed along the road frontage at the entrance.

V) Pets

- A. Pets outside any individual unit must be kept under control. All dogs must be walked with a leash. No pets will be allowed to roam throughout the community. No pet waste shall be left in any common area of the community. Owner is responsible for proper, prompt removal of waste. If pet owner is identified, a fine will be imposed.
- B. Pets cannot unreasonably disturb neighbors.
- C. Pets are not allowed in the pool area at any time.
- D. Only small, warm-blooded domestic-type pets are allowed.

VI) Common and Limited Common Area

- A. Common areas are for residential use only.
- B. Use of window air conditioning units and window fans are prohibited.
- C. No motorbikes, bicycles, or any other vehicle are to be parked on sidewalks or walkways.
- D. Any alterations to the exterior of any building are prohibited without consent of the Board of Directors.
- E. Satellite dishes are not permitted anywhere on the buildings to include patios/balconies and windows. Satellite dishes can be placed on the sides of buildings on/in ground.
- F. Curtains and backings when viewed from outside the property must be white or off white.
- G. Patios and balconies are for the use of exterior furniture only and not for storage of household items or other items.
- H. Nothing will be kept on the common areas or exterior of units except for small decorative emblems or welcome signs.

VII) Safety

- A. ALL RESIDENTS SHOULD HAVE A FIRE EXTINGUISHER IN A READILY ACCESSIBLE LOCATION IN THEIR UNIT.
- B. No grills (to include gas grills) or other open flame devices may be used or stored within five feet of any building. Vinyl siding is flammable and will melt.
- C. Owners, Residents and/or Guests shall not do anything in a unit that may in any way violate applicable laws.
- D. Report any burned out lights in common areas to the Association office.
- E. The shooting of firearms, BB guns, fireworks and pellet guns is strictly prohibited.
- F. Owners are responsible for vandalism or damage to the common areas caused by them, their guests or invitees.
- G. For safety reasons, there is to be no skateboards, bicycles, tricycles, motorized scooters, or similar items on the property or ridden on the sidewalks or streets.
- H. Owners are responsible for cleaning the dryer vents from the dryer ~~through the outermost wall~~. For safety reasons this should be cleaned on a regular basis.

VI I) Parking

- A. Residents are not assigned parking spaces. Unauthorized vehicles, at the Boards discretion, may be towed without warning, at the vehicle owner's expense.
- B. No motorbikes are to be parked on sidewalks.
- C. All vehicles are to be pulled straight into parking spaces.
- D. No wrecked vehicles, vehicles with expired license tags, mobile homes or tents are permitted to remain on the property for an extended length of time.
- E. No trailers, travel trailers, campers, boats, recreational vehicles, or similar vehicles may be kept or parked on the premises for any length of time.
- F. No vehicle shall be parked on common areas or limited common areas.

- G. Two parking spaces are permitted per unit.

IX) Exterior Building and Grounds/Common Areas

- A. No alteration to community grounds or common areas is allowed.
- B. No alteration to the exterior of the unit is allowed.
- C. Doors and Windows
 - a. Storm doors must be a dark color, in good working condition, and any changes must be approved by the Architectural Committee.
 - b. Windows - window furnishings such as blinds and curtains must appear white from the outside of the unit. Blinds must be in good condition.
- D. Interior furniture is not permitted on balconies. Limited potted plants, small outdoor table/bench is permitted with the approval from the Board of Directors.
- E. All entrance doors are to be painted Sherwin Williams 6321 "Red Bay" or Behr "Midnight Blue" N480-7 in the eggshell enamel finish and kept in good condition.

X) Tenant Rules and Regulations

- A. Tenants are subject to all rules and regulations of the community.
- B. Tenant may have access to all facilities the same as the Owner as long as they abide by the rules and regulations. The Owner relinquishes his own right to use of the facilities when his unit is rented. If an Owner is in arrears with the Association, the Tenant will not have use of the facilities until the Owner is restored to good standing.
- C. All homeowners, tenants and occupants of any unit at Town Park are expected to follow not only the rules and regulations for this community, but all laws for the State of SC.

XI) Sale or Lease

- A. An Owner who sells their unit must provide the prospective buyer or their attorney with copies of the Master Deed, By-Laws and Rules and Regulations.
- B. Owners who lease their unit must provide the tenants a copy of the Rules and Regulations.
- C. All leases require the lessee and all invitees and guests to abide by all conditions and restrictions placed on the use of the Unit and the Common Area by the Regime Documents.
- D. The Owner of a Unit will have the right to lease or rent his/her Unit except as hereinafter provided. All lease and rental contracts will be for a minimum 6-month duration and will be in writing. No unit shall be rented for transient or hotel purposes (Airbnb, VRBO, Home Away, etc.).
- E. The Association reserves the right to restrict the number of occupants to any unit so as to avoid unreasonable disturbance or other unacceptable conditions within the community. All units must not exceed the current accepted standard recognized by the Fair Housing Council, which is maximum two occupants per bedroom.

XII) Regime Fees, Penalties, and Fines

- A. Regime fees are due no later than the 30th of each month. A late fee of \$25.00 for delinquent dues will be assessed on the 1st day of the following month. Any Owner delinquent for more than 3 months in their dues/fees will have a lien placed against their unit. Any owner delinquent for more than 6 months will be subject to a lawsuit/foreclosure levied against the owner and their property.
- B. The Owner, and any tenants, of any Unit in arrears in their homeowners' dues and/or assessments for more than 3 months will not be allowed the use of the Town Park pool.
- C. Owner will be responsible for all damages to any common area which includes all legal fees to recover damages.

- D. Any fines or damages caused or incurred by a tenant or guest of a tenant will be assessed to the owner of the corresponding unit.
- E. There will be a fine assessed to any unit/owner for broken rules and regulations as follows:
 - a. Covenant Violations:
 - i. Violation 1 – Warning
 - ii. Violation 2 – Warning
 - iii. Violation 3 - \$50.00 Fine
 - iv. Violation 4+ - \$100.00 Fine
 - b. Once a violation letter is sent, it becomes the responsibility of the Homeowner to contact the Property Manager in writing to show that the violation has been corrected so the violation can be closed. All fines will continue to accrue on the Homeowner's account until the Homeowner does so.
 - c. The Homeowner has ten (10) days to dispute the violation with the Property Manager from the date the letter was sent.
 - d. Any Covenant violation is subject to fines.
- F. Untagged/Inoperable Vehicles. Any untagged (unlicensed) or inoperable vehicles left on the community premises will be towed at the vehicle owner's expense.
- G. The HOA will give the party accused (i) notice of the violation; (ii) will have the opportunity to be heard by the Board and to present evidence; and (iii) will be given notice of the decision.

XIII) Pool

- A. The pool is for the exclusive use of Town Park resident Owners and Tenants.
- B. Owners and their Tenants with unpaid dues are not allowed use of the pool.
- C. Residents must be present with their guests at all times.
- D. There is no lifeguard on duty at any time. Use of the pool is at the risk of each individual.
- E. Pets are not allowed within the fenced-in area of the pool. (DHEC regulation)
- F. NO smoking is allowed in the pool area
- G. **NO glass items (ie drinking glasses, bottles, ashtrays) are allowed within the fenced-in area of the pool. (DHEC regulation)**
- H. Please clean up after your visit. Use trash cans near the deck for litter and refuse.
- I. A parent or responsible adult must accompany children under the age of 16. All children under the age of 16 must be supervised at all times. Parents are responsible for the behavior of their children. Again, the pool is not staffed. You must use it at your own risk. You are responsible for your safety and those of your children and guest(s).
- J. Running, pushing, roughhousing, or other misconduct is not permitted.
- K. Do not open the gate or prop open the gate for anyone but emergency personnel.
- L. The pool area may not be reserved at any time for private parties.
- M. Misuse of pool equipment and furnishings is prohibited.
- N. Water games are not allowed within the fenced-in area of the pool.
- O. No grills will be allowed within the fenced in area of the pool.
- P. Profanity of any type will not be tolerated.
- Q. Floats are not allowed on weekends or holidays.
- R. Violation of any of these Rules and Regulations and/or DHEC regulations may result in forfeiture of pool access as determined by the Town Park Board of Directors.

IN WITNESS WHEREOF, the undersigned have caused these Rules & Regulations for Town Park Condominium Association, Inc. to be executed effective the 30th day of April, 2026.

[Signature]
Board Member

Christopher Dan
Its President

[Signature]
Board Member

[Signature]
Board Member

Brenda Garrett
Board Member

[Signature]
Witness

[Signature]
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

I, DORIS A. May, PERSONALLY, witnessed and made oath that he/she saw the within Town Park Board of Directors whose names shown above sign, seal and as its act and deed, deliver the w thin instrument, and that he/she witnessed the execution thereof.

[Signature]
Signature

Sworn before me this 30th day of April, 2026

William S. McCall
Notary Public for the State of South Carolina
My Commission expires: 1/19/2027

WILLIAM S. McCALL
Notary Public, State of South Carolina
My Commission Expires 1/19/2027