

PARKVIEW CONDOMINIUM ASSOCIATION

Rules and Regulations

The Parkview Condominium Homeowner's Association has established the following Rules and Regulations; these rules and regulations are subject to amendment from time to time by the Board of Directors as the need arises. The Association desires to maintain this Community in a neat and attractive condition, with Residents treating each other with dignity and respect. These rules are established for the purpose of enhancing the value of our property and the quality of living.

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 time should be observed on all walkways, parking areas, pool area, and all other common areas between the hours of 10:00 pm and 9:00 am.
- B. Radio, television and other audio equipment devices should be operated at normal or moderate volume so as not to disturb 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.
- D. No immoral, improper, offensive or unlawful use shall be made of any unit.

II) Waste Disposal

- A. No garbage or waste items are to be left on porches, patios, or any other exterior location in community for any length of time.
- B. No hazardous, toxic or radioactive wastes or substances as defined by applicable federal, state or local laws or regulation. See signs posted on containers. If any container is refused by service provider for any reason, the Association will pursue all means to find the source. If it is determined to be a homeowner, guest or tenant of a homeowner, the cost incurred due to refusal of the container will be charged back to such homeowner, together with a charge for the cost involved in the search.
- C. No raw garbage shall be deposited in waste containers unless tightly wrapped.
- D. All excess (i.e. boxes, packaging materials, paper) will be deposited in waste dumpster and will not be left on the street. Boxes should be torn apart or flattened.
- E. 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.
- F. All trash is to be thrown inside of waste containers. Any trash left outside will not be picked up. Lids and doors to the dumpster should be kept closed at all times.
- G. Please report any violators that leave debris outside of the dumpster. If identified, the responsible party will be billed for fee to remove items.
- H. For your convenience, the Simpsonville Residential Waste and Recycling Center is located at 517 Hipps Rd. in Simpsonville and the Simpsonville Drop-off Recycling Center is located at the Simpsonville City Park at 405 E. Curtis St. in Simpsonville.

III) Speed Limit

- A. There is a community-wide speed limit of 15mph. Vehicles of any type are not allowed to exceed 15 mph.

IV) Complaints

- A. All complaints are to be addressed to the Association office for Parkview

V) Soliciting

- A. There shall be no soliciting or trespassing. Should any violations occur, please report them to the local Police Department or to the Managing Agent. To eliminate solicitations, each individual unit must file a "no solicitation" request with the violating company. The Association can request that they not visit the community, but we have no power to stop them.

VI) Prowlers

- A. Watch your neighbor's unit. If you notice anything unusual, please call the City Police Department- 911.

VII) Children's Play Equipment

- A. There is to be no playground equipment on common property.
- B. No toys or other equipment shall be left on the lawns, streets, or sidewalks at any time.

VIII) Sign Ordinance

- A. No signs of any type are allowed to be posted on the common property of Parkview. Signs which advertise For Sale or For Rent will be allowed only if posted from inside the unit. Signs along the City of Simpsonville right-of-way are in violation of City ordinance and will be removed.
- B. OPEN HOUSE signs are allowed with prior approval of the Managing Agent. No flags, balloons, etc. are allowed except on the day of the Open House.

IX) 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. Pets are to be taken to the woods or curbed away from all buildings. No pet waste shall be left in any common area of the community. Owner is responsible for proper, prompt removal of waste.
- B. The Association has made available doggie waste disposal stations for the benefit of all Owners, guests and tenants.
- C. Pets cannot unreasonably disturb neighbors.
- D. Breeding of animals is prohibited.
- E. Pets are not allowed in the clubhouse or pool area at any time.
- F. Only small, warm-blooded domestic-type pets are allowed. Maximum of two pets per unit.

X) Common and Limited Common Area

- A. Common areas are for residential use only. Any maintenance requests should pertain to the outside of the unit. Interior maintenance is the sole responsibility of the Owner.
- 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.
- D. No trees, bushes or other landscaping materials are to be altered or removed from any common property except under the approval of the Board of Directors.
- E. Any alterations to the exterior of any building are prohibited without consent of the Board of Directors.
- F. Satellite dishes are not permitted on common areas of the community.
- G. Curtains and backings when viewed from outside the property must be white or off-white.

XI) Water Usage

- A. Water is furnished by the Association and should not be wasted.
- B. Owners must immediately repair any dripping faucets, leaks, or running commodes.
- C. In the event of any excessive or extraordinary use of water by and resident, the Association will be entitled to provide a separate meter and/or otherwise estimate water usage in excess of normal requirements and bill the Owner. Excess water usage charges will be assessed by building and divided among each unit within the building.
- D. Washing cars on the premises is not permitted.

XII) Safety

- A. ALL RESIDENTS SHOULD HAVE A FIRE EXTINGUISHER IN A READILY ACCESSIBLE LOCATION IN THEIR UNIT.
- B. Kerosene heaters and gas-powered machines are not permitted inside units.
- C. No open flame lighting or heating devices may be used or stored in a unit.
- D. No grills or other open flame device may be used within five feet of any building. Vinyl siding is flammable and will melt.
- E. Owners, Residents and/or Guests shall not do anything in a unit that may in any way violate applicable laws.
- F. Become acquainted with your neighbors. If you notice anything unusual or suspicious, please call the Police department and then report to it to the Association office.
- G. Report any burned out lights in common areas to the Association office.
- H. The shooting of firearms, BB guns, fireworks and pellet guns is strictly prohibited.
- I. Owners are responsible for vandalism or damage to the common areas caused by them, their guests or invitees.
- J. For safety reasons, there is to be no skateboarding on the property.

XIII) Parking

- A. Residents are entitled to the use of two parking spaces on a first come, first serve basis. Guests shall utilize spaces away from the units. Unauthorized vehicles may be towed without warning, at the vehicle owner's expense.
- B. Vehicles are not be parked against the curb. Pedestrians must be left a space to walk easily when walking side by side.
- C. No motorbikes are to be parked on sidewalks.
- D. All vehicles are to be pulled straight into parking spaces.
- E. No wrecked or vehicles with expired license tags, mobile homes or tents shall be placed erected, or permitted to remain on the property for an extended length of time. No overnight camping is to be permitted within the boundaries of Parkview Condominiums.
- F. No trailers, travel trailers, campers, or boats may be kept or parked on the premises for any length of time.
- G. The parking spaces at the front of the clubhouse are intended for use while attending an event at the clubhouse. No parking in front of the clubhouse except when using the clubhouse.
- H. No vehicle shall be parked on common areas or limited common areas.

XIV) 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 including but not limited to windows, doors, columns, patios and porches.
- C. Doors and Windows
 - a. Storm Doors must be of high quality. The only approved design is a white framed door with full-length glass.
 - b. Windows – window furnishings such as a blinds and curtains must appear white from the outside of the unit. Blinds must be in good condition.

XV) 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 he abides by the rules and regulations. The Owner relinquishes his own right to use of the facilities when his unit is rented.
Note: 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.

XVI) 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 Board of Directors will have the right to approve the form of all such leases and rental contracts. If an Owner leases his/her unit, he/she must provide the Association Manager with a statement signed by the Tenant indicating the Tenant has received a copy of the Rule and Regulations.
- E. 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 reasonable duration and will be in writing. No Unit shall be rented for transient or hotel purposes.
- F. 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.

XVII) Regime Fees, Penalties, and Fines

- A. Regime fees are due no later than the 10th of each month. A late fee of \$50.00 for delinquent dues will be assessed on the 11th. Any Owner more than 60 days delinquent in their dues/fees will have a lien placed against their unit.
- B. The Owner of any Unit in arrears in their homeowners' dues and/or assessments and their tenants, will not be allowed the use of the Parkview facilities including parking, pool, gym and clubhouse.
- C. Failure to comply with any of the Rules and Regulations herein will result in the loss of use of the Parkview facilities including parking, pool, gym and clubhouse.
- D. Owner will be responsible for all damages and all legal fees to recover damages.
- E. 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.
- F. There will be a fine assessed to any unit/owner for broken rules and regulations as follows:
 - a. Trash/Garbage left on the outside of the unit - \$25.
 - b. All other rules/regulations:
 - i. First Notice – Warning Letter
 - ii. Second Notice and any subsequent notice - \$100 Fine per notice.
- G. Untagged / Inoperable Vehicles
 - a. Any untagged (unlicensed) or inoperable vehicles left on the community premises will be towed at the owner's expense.

XVIII) Pool

- A. The pool is for the exclusive use of Parkview 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 alcohol of any type is allowed in pool area.
- G. NO smoking is allowed in the pool area.
- H. NO glass items (ie. drinking glasses, bottles, ashtrays) are allowed within the fenced-in area of the pool. (DHEC regulation)
- I. Please clean up after your visit. Use trash cans near deck for litter and refuse.
- J. A parent or responsible adult must accompany children under the age of 16. Children under the age of 6 must be supervised at all times.
- K. Running, pushing, or other misconduct is not permitted.
- L. The pool area may not be reserved at any time for private parties.
- M. Misuse of pool equipment and furnishings is prohibited.
- N. Each homeowner has been assigned a key for the pool gate. -Do not loan your key to anyone for any reason. A \$25 fee will be assessed for any lost or stolen keys.
- O. Water games are not allowed within the fenced-in area of the pool.
- P. NO grills will be allowed within the fenced in area of the pool.
- Q. Profanity of any type will not be tolerated.
- R. Floats are not allowed on weekends or holidays.
- S. Violation of any of these Rules and Regulations and/or DHEC regulations may result in forfeiture of pool access as determined by the Parkview Board of Directors.

XIX) Clubhouse

- A. The clubhouse is for the exclusive use of Parkview residents, owners and tenants and must be reserved in advance of its use.
- B. An owner or current tenant of a unit within the community must make reservations for the clubhouse. Anyone under 18 may not use the clubhouse without owner or current tenant supervision at all times. (One adult per five children.)
- C. A non-refundable fee of \$50.00 will be charged for each reservation per day. A refundable deposit of \$200.00 will be required each time a reservation for the clubhouse is granted. Reservations must be made by contacting the managing agent. The Association office will handle the fee and deposit which must be paid to hold a reservation.
- D. The key may be picked up the day before the reservation date, as long as the clubhouse has not been reserved for that day. The deposit will be refunded once the clubhouse has been inspected and found to be in the same condition it was before the rental. Large crowds cannot be accommodated, and the Board reserves the right to deny such requests.
- E. No alcohol is allowed in the clubhouse.
- F. No smoking is allowed in the clubhouse.
- G. Clubhouse cannot be used after 11:00pm or before 9:00am.
- H. Unit Owners or tenants shall be allowed to have only one reservation at a time. The Board of Directors must approve multiple reservations.
- I. Unit Owners or tenants who reserve the clubhouse shall be present for the entire scheduled function.
- J. Persons reserving the clubhouse shall be responsible to clean the clubhouse by 9AM the following day. The authorized person will inspect. Any damage will be the responsibility of the reserving Owner. Any damage or uncleanliness will be cause for forfeiture of the deposit and further costs associated with recovery will be the responsibility of the persons who reserved the clubhouse.
- K. Guest parking is available in front of the clubhouse.
- L. Clubhouse shall be left as it was found. All furniture will be returned to its original location.
- M. Return thermostat to proper setting: Winter- 60 degrees, Summer- 80 degrees.
- N. Turn off all lights.
- O. Lock all doors.
- P. Return key by noon the day after the use of the clubhouse.
- Q. The Homeowners Association may utilize the clubhouse and pool for activities in the general interests of the residents.

XX) Weight Room

- A. Each homeowner has been assigned a key. Do not loan your key or make copies for anyone. A \$25 fee will be assessed for any lost or stolen keys.
- B. Use of the weight room is at the risk of the individual.
- C. No one under the age of 18 is allowed in the weight room for any reason.
- D. Residents must be present with their guests.
- E. Owners and their tenants with unpaid dues are not allowed use of the weight room.

Parkview Condominium Association
Approved by The Board of Director's


Its Managing Agent - Authority

December 17, 2018