

McKENNA CONDOMINIUM ASSOCIATION

Rules and Regulations

The McKenna 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. The intention of these rules are to enhance the value of our property and or 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 hours are between the hours of 10:00 PM and 8:00 AM. This includes all walkways, parking areas, pool area, breezeways, and all other common areas.
- B. If you live above/over another resident/unit, please be respectful of the resident/unit below you. There should not be any running, jumping and stomping. If you have young children, please do not allow them to do any of these things excessively (should not exceed 30 minutes). Please observe the quiet hours.
- C. Operate radios, televisions, vacuums, and other audio equipment devices, at normal or moderate volumes so as not to disturb other members of the community, their guests, or tenants.
- D. No noisy or disorderly conduct or conduct annoying or disturbing to the occupants of other units is permitted.
- E. 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 the community.
- B. No hazardous, toxic or radioactive wastes such as lawn mowers, battery operated kid's cars, bicycles, computer batteries, etc. of substances as defined by applicable federal, state or local laws or regulations should be disposed of using the dumpsters (see signs posted on containers). If any container is refused by the 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 for the removal of the container contents 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 waste dumpster and will not be left on the ground round 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). Any trash left outside will not be picked up. Doors to the dumpster should be kept closed at all times.
- 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)Speed Limit

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

IV)Complaints

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

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 Association office. 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. Keep a watchful eye out for your neighbors and community. If you notice anything unusual, please call the Police Department or dial 911.

VII)Children's Play Equipment

- A. Do not install, place, set up, etc. any playground equipment in common areas which includes the grounds outside of your patio.
- B. No toys or other equipment shall be left on the lawns, streets, breezeways, or sidewalks at any time.
- C. Bikes and ride on toys may be neatly placed under the stairs inside the breezeways. Any toys left out of this area are subject to be thrown away.

VIII)Sign Ordinance

- A. No signs of any type can be posted on the common property. Signs which advertise For Sale or For Rent will be allowed only if posted from inside the unit.
- B. Signs are not permitted to be placed along the road frontage at the entrance.
- C. OPEN House signs are allowed with prior approval of the Association office. 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. If pet owner is identified, a \$150 fine will be imposed per incident and/or a lien placed on the property if not paid.
- 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 pool area at any time.
- F. Pets are not allowed to be on patios for an extended period of time (1 hour or more)
- G. Only small, warm-blooded domestic-type pets are allowed. Maximum of two(2) pets per unit under the weight of fifty(50) pounds total weight.
- H. Fill out and turn in a **Pet Application** form with the fee included to the Association Management office. Forms can be found at the McKenna Page at chastinepm.com
- I. If a pet owner is identified as not submitting this form, a fine of \$150.00 will be imposed and/or a lien placed on the property if not paid.

X)Common and Limited Common Area

- A. Common areas are for residential use only. Any maintenance request 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 or walkways.
- D. No trees, bushes or other landscaping materials are to be altered or removed from any common area 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 anywhere on the buildings to include patios/balconies and windows. Satellite dishes can be placed on the sides of buildings on/in ground.
- G. Curtains and backings when viewed from outside the property must be white or off white.
- H. Patios are for the use of exterior furniture only and not storage of household items or other items.
- I. Doors on patios are always to be kept closed.
- J. Hanging of shades, curtains or umbrellas on patios is prohibited.
- K. Debris should not be swept from patios that will fall below onto the neighboring patio.
- L. Cigarette butts shall be placed in the trash and not on the grounds.
- M. Smoking in the breezeways is strictly prohibited.
- N. Use of children's chalk is prohibited on all hard surfaces within the community, excluding the cement pad in the common open area in front of building 500.

XI)Exterior Water Usage

- A. Washing cars on the premises is not permitted.
- B. Use of the exterior water is strictly prohibited unless approved by the Board of Directors.

XII)Safety

- A. ALL RESIDENTS SHOULD HAVE A FIRE EXTINGUISHER IN A READILY ACCESSIBLE LOCATOIN 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 (to include gas 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 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 one (1) assigned parking space. Open spaces not marked are on a first come, first serve basis. 1 vehicle pass and 1 guest pass are available by contacting the Property Manager office, or on the McKenna home page at chastinepm.com. Unauthorized vehicle may be towed without warning, at the vehicle owner's expense.
- B. Vehicles are not to 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 vehicles, vehicles with expired license tags, mobile homes or tents are permitted to remain on the property for an extended length of time. No overnight camping is to be permitted within the boundaries of McKenna Condominiums.
- F. No trailers, travel trailers, campers, or boats may be kept or parked on the premises for any length of time.
- G. No vehicle shall be parked on common areas or limited common areas.
- H. All vehicles without passes will be fined and towed away at the vehicle owner's expense.

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/or balconies.
- 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 furnishing 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 outside the front door in the breezeways or patios/balconies. Limited potted plants, small outdoor table/bench is permitted with the approval from the Board of Directors.
- E. Screening of patios is acceptable with the written approval by the Board of Directors.
- F. All doors facing the breezeways are to be painted black and kept 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 they abide 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.
- C. All homeowners, tenants and occupants of any unit at McKenna Commons is expected to follow not only the rules and regulations for this community, but all laws for the State of SC. The laws include but

are not limited to illegal drugs (marijuana, meth, heroin, etc.), domestic violence, burglary, assault, etc. If any of these should occur, Greenville County Police will be called. This community is a drug-free and law-abiding community.

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 guest 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 Rules and Regulations and Master Deed for McKenna condominiums.
- E. Within thirty (30) days of a lease agreement, the owner must provide the Association a copy of such lease and agreement to the Association office. Failure to comply may result in a continuing \$100.00 fine for non-compliance.
- F. The Owner of a Unit will have the right to lease or rent his/her Unit except as hereinafter provided. All lease and rental contract will be for a reasonable duration and will be in writing. No Unit shall be rented for transient or hotel purposes (Airbnb, VRBO, Home Away, etc.).
- G. 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.

XVIII) Regime Fees, Penalties, and Fines

- A. Regime fees are due no later than the 10th of each month. A late fee of \$25.00 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 and may be sent to collections.
- 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 McKenna Commons facilities including parking and pool.
- C. Failure to comply with any of the Rules and Regulations herein will result in the loss of use of the McKenna facilities including parking and the pool.
- D. Owner will be responsible for all damages to any common area which includes 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 - \$25.00.
 - b. All other rules/regulations:
 - i. First Notice – Warning Letter
 - ii. Second Notice and any subsequent notice - \$25.00 - \$100.00 fine
- 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 McKenna Commons 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 the deck for litter and refuse.
- J. 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).
- K. Running, pushing, or other misconduct is not permitted.
- L. Do not open the gate or prop open the gate for anyone but emergency personnel.
- M. The pool area may not be reserved at any time for private parties.
- N. Misuse of pool equipment and furnishings is prohibited.
- 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 McKenna Board of Directors.
- T. Fill out pool FOB applications. Turn in the form to the Property Management Company with all fees. A fine will be incurred if lost.

XIX Outdoor Grilling Area

- A. The use of the grill area is on a first come first serve basis.
- B. When in use, the grill must always be monitored to insure safety and control of fire.
- C. All trash shall be disposed of in containers and ashes placed in metal container.
- D. Wipe off or hose down table and seats after use.
- E. If left unkempt, the owner is responsible for cleanup costs.

XX)Mail Center

- A. Each homeowner has been assigned a key from the US Postal Service. If a replacement key is needed, you must visit the US Postal Service at 100 Orchard Park Drive, Greenville. The Association does not have keys to the mailboxes.
- B. The Association maintains the mail center excluding broken keys inside key hole and malicious damage. The Association recommends you call AAA Locksmith in Greenville for repair to your box.

IN WITNESS WHEREOF, the undersigned have caused these Rules & Regulations for McKenna Condominium Association, Inc. to be executed effective the 23 day of August, 2021.

Karly Hoke
Board Member

[Signature]
Board Member

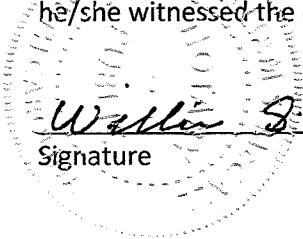
Whitney Ellis
Board Member

Shelly Nickles
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

I, William S. McCall, PERSONALLY, witnessed and made oath that he/she saw the within witnesses' names above sign, seal and as its act and deed, deliver the within instrument, and that he/she witnessed the execution thereof.



William S. McCall
Signature

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

Sworn before me this 23rd day of August, 2021

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