

## HighPointe Rules and Regulations

In order to create the most desirable atmosphere possible, the HighPointe Owners Association (HOA) has adopted the following Rules & Regulations for the guidance of all owners, their families, tenants and guests. This document has been adopted from the Master Deed of HighPointe of Clemson.

### General Information

1. **Compliances:** Every unit owner and occupant shall comply with these Rules and Regulations and revisions hereto which from time to time may be adapted. Failure of a unit owner or occupant to comply shall be placed on grounds for action that may include, without limitation, an action to recover sums for damages, injunction relief, or any combination thereof.
2. **Fire Procedures:** If you discover a fire in your unit, please do the following:
3. Immediately call the fire department (911) and tell the dispatcher the floor and condo number as well as your name and address.
4. Without delay, leave the building and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.
5. Notify your Landlord if time permits.
6. **Security:** Promptly notify the Landlord of any suspicious people or unusual activity on the premises. After hours, notify on-site security at the guard house (864-653-7009) and/or the Oconee County Sheriff's Department (911).
7. **Solicitation:** There shall be no solicitation by any person anywhere in the complex for any cause, charity or other purpose.
8. **Balconies/ Patios:** Clothing, trash and other items must not be hung from or left on the balconies or patios. No hammocks may be attached to walls or rafters. Only patio furniture will be allowed. Objects in violation may be removed without notice. **\$25.00 FINE**
9. **Beer Kegs:** Beer kegs (empty or full) are not allowed on premises. **\$200.00 FINE**
10. **Bicycles/ Motorcycles:** Bicycles are not to be chained to stairs. Motorcycle owners must protect pavement from kickstand puncture marks during warm weather. Under no circumstances are motorcycles or mopeds to be parked in the hallways, or on the stairways, balconies, or patios. Bicycles and motorcycles in violation will be removed at owner's expense without notice. **\$50.00 FINE**
11. **Cigarette Butts:** All floor levels are responsible for keeping the flowerbeds clean from cigarette butts. **\$25.00 FINE**
12. **Clubhouse:** Owner or Tenant shall permit only his or her family members and guests, if accompanied by owner or tenant, to use the clubhouse (entertainment lounge, study

room, game room. gym and tanning beds) Failing to comply with or allowing family or guests to not comply with posted rules for the use of the clubhouse will not be permitted. **\$100.00 FINE**

13. **Grills:** Only gas grills are allowed. Grills are allowed only on the patios and balconies. Hallways are prohibited. **\$50.00 FINE**

14. **Noise:** Loud noises from televisions, stereo equipment, musical instruments. automobiles. or motorcycles should be kept to a minimum at all times. and must not disturb others. No owner. nor his family, tenants or guests shall make or permit any disturbing noises in the buildings nor permit any conduct by such person that will interfere with the right to quiet enjoyment of other unit residents. **\$50.00 FINE**

15. **Pets:** Owners, tenants and guests are allowed to bring pets on the premises but they must remain on a leash at all times and remain under supervision. All pet waste immediately be cleaned up and properly disposed of. **\$100.00 FINE**

16. **Reckless Driving:** Reckless driving (i.e. speeding, tire squealing, etc) and/ or driving over landscaped areas will not be tolerated. Fines and fees for damage caused by such driving will be the responsibility of the party/ parties involved. **\$100 FINE**

17. **Trash:** All trash bags must be tied and placed in the compactor. UNDER NO CIRCUMSTANCES may trash be left in the hallways. on the stairs, on the balconies or patios or anywhere outside of the compactor including on the ground around the compactor. **\$25.00 FINE**

18. **Children:** Supervision of minor children by a responsible adult must be exercised at all times when children are playing on the grounds. Children must be accompanied by an adult at all times when using the pool, clubhouse or lazy lagoon river.

19. **Gate:** A manned security gate will regulate traffic at the entrance to HighPointe. All visitors will be expected to stop and sign in before entering the community.

20. **Guests:** Owners and tenants are responsible for their guests at all times. Guests will abide by the Rules and Regulations of the HOA. Owners and tenants are responsible for any damage caused by their guests.

21. **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. Grills are not permitted in hallways.

22. **Parking/ Vehicles:** Parking in the "No Parking Zones", fire lanes. restricted parking without proper permits and/or landscaping is prohibited. Boats, trailers of any type. mobile homes. and commercial vehicles are not permitted. Vehicles that cannot operate on their own power shall not be permitted. Unlicensed vehicles are also not permitted. No vehicle washing or maintenance shall be done on the premises. Vehicles violating this paragraph shall be removed at the owners expense without notice.

23. **Pool/ Lazy Lagoon River:** Only invited guests are allowed and must be accompanied by a tenant. All trash should be placed in the trash cans. No glass in or around the pool.

**\$50.00 FINE** NO PETS ARE ALLOWED IN THE CLUBHOUSE OR WITHIN THE POOL FENCE  
AT ANY TIME. **\$100.00 FINE**

*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: \_\_\_\_\_