

Clemson Court I

RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere the Board of Directors of the Clemson Court I Property Owners Association has adopted the following rules and regulation for the guidance of all owners, their families, guests, and tenants. Please note that violators will be fined for infractions as indicated below.

FINES

NOISE: Loud noises from television, stereo equipment, musical instruments, and talking should be kept to a minimum at all times, and **MUST NOT DISTURB OTHERS.**

FINE: \$200.00

KEG PARTIES: Beer kegs (empty or full) are not allowed on the premises.

FINE: \$200.00

GRILLS: Use of outdoor grills is allowed **ONLY** in the parking lot or on the ground. Use of outdoor grills is prohibited on patios, decks, walkways, stairways, balconies, or inside residences. Grills must be stored out of sight when not in use. **FINE: \$50.00.**

TRASH: All trash, must be placed in the dumpster at the end of the parking lot. Trash must be in tied plastic bags before placing in the dumpster. Under no circumstances may trash bags be left in the hallways, stairways or decks/patios. **FINE: \$20.00.**

BALCONIES/DECKS/PATIOS: Clothing and other items must not be hung from the rails or from clothing lines. Only outdoor furniture may be stored on these areas. Objects violating this paragraph may be removed without notice and subject to fine. **FINE: 20.00.**

BICYCLES & MOTORCYCLES: Bicycles are not to be parked in hallways or stairways. Bicycles are to be parked in the covered area of the parking lot or are to be taken inside the residence. Motorcycles and mopeds are to be parked in parking spaces. Under no circumstances are motorcycles, mopeds, or bicycles to be parked in the hallways or stairways. **FINE: (Bicycle) \$20.00, (Motorcycle) \$50.00.**

CAR WASHING: No car washing shall be done on the premises. **FINE \$50.00.**

GENERAL INFORMATION

PETS: Owners must approve pets in lease agreements. The Association will not get involved in this unless complaints arise.

PARKING: A parking policy was adopted for the property and will be managed by Lee Richardson of Valley Services. You must register vehicle online at www.deathvalleytowing.net. All vehicles must have a proper and current decal to park in any parking space at CCI.

Numbered spaces in covered area parking under the unit are for owners and their tenants ONLY. This area also requires a decal. **Any vehicle found parked on the property without a current sticker is subject to being towed at the owner's expense.**

No boats, trucks (except pick-ups), trailers, or campers are permitted in parking areas.

Any vehicle parked against the fire lane, in front of dumpster, or in any irregular manner will be towed at the owner's expense.

No parking is allowed on landscaped areas.

Towed vehicles may be reclaimed at Valley services, 926 Shiloh Road, Seneca, SC.

NO VISITOR PARKING

CHILDREN: Supervision of children by responsible adult must be exercised at all times when children are playing on the grounds. Playing in the corridors or stairwells is forbidden.

SECURITY: Promptly notify Foothills Property Management (FPM) of any suspicious people or unusual activity in the building. After hours, notify the Clemson City Police Department (Dial 911).

CABLE/SATELLITES: Satellite dishes are not allowed to be attached to the roof of the building nor on the building whatsoever. Any cable and satellite wires **MUST** be buried.

FIRE PROCEDURES: If you discover a fire in your unit, please do the following:

1. Immediately call the Fire Department (911) and tell the dispatcher the floor and apartment number as well as the building name and address. Also notify FPM and your landlord if time permits.
2. Without delay, leave your apartment and be sure to close the door behind you, leaving it unlocked. Alert all other occupants in the building immediately.
3. Use the nearest stairway to leave the building.

THESE RULES AND REGULATIONS ARE PROPOSED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT CLEMSON COURT I BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION WITH REGARD TO THE AFORE-STATED ITEMS IS APPRECIATED. THESE RULES AND REGULATIONS WERE ADOPTED BY THE BOARD OF DIRECTORS OF CCI PROPERTY OWNERS ASSOCIATION.