

**Rules and Regulations
For
Cedarwood Condominiums
Clemson, South Carolina**

Effective January, 2017

Your Board of Directors welcomes the assistance of all Unit Owners in the enforcement of these Rules and Regulations. Violations should be reported in writing to the Managing Agent of the Homeowners Association, and not to the Board of Directors or officers of the Association. The Managing Agent will give notice to the violating Unit Owner. Unit Owners are responsible for the compliance of their guests, invitees and tenants with these Rules and Regulations and other provisions of the Homeowners Association Documents. Managing Agent: Foothills Property Management. Phone Number: 864-654-1000 Email Address: info@clemsonhousing.com

1. **TRASH** - All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and deposited in trash containers in designated areas of the Condominium. No trash bags are permitted on the balconies or Common Elements. **FINE: \$50.00.**

2. **FIRE HAZARDS - Grills are NOT allowed.** No flammable, combustible or explosive fluids, chemicals or substances shall be kept in the Unit or on the common elements. No grills of any kind including electrical or other flame producing appliances are allowed on porches, balconies, patios, or other common elements. No exterior cooking of any kind is allowed except in designated areas. No fires or fire pits of any kind are allowed. Devices violating this paragraph will be removed without notice. **FINE: \$50.00.**

3. **EXTERIOR APPEARANCE** - To maintain a uniform and pleasing appearance of the exterior of the building, no awnings, canopies, shutters, screens, glass enclosures or projections shall be attached to the outside walls, doors, windows, roofs, balconies, patios, or other portions of the building or on the common elements. (Only outdoor furniture may be stored, placed or kept on balconies or patios). Clothing and other items shall not be hung from balconies or from clotheslines on balconies. NO flags, banners, posters, advertisements or signage of any type may be displayed anywhere on the buildings and/or grounds. Objects violating this paragraph will be removed without notice. **FINE: \$50.00.**

4. **NOISE** - Noise from televisions, stereo equipment, musical instruments, running up and down stairs, and talking should be kept at a minimum at all times, and **MUST NOT DISTURB OTHERS.** The Clemson city police will be promptly notified if any disturbances occur. **FINE: \$100.00.** (Plus any fines which may result from violation of the Clemson city noise ordinance).

5. **PETS**- Pets are allowed **only with prior consent** from Owner. Pets cannot be kept outside on balconies or on common areas. It is a privilege to have a pet at Cedarwood. Pet owners are required to cleanup after their pet, or this privilege will be revoked immediately. Also, animals cannot bother other tenants with barking or aggressive behavior. Cedarwood and the City of Clemson has a zero tolerance for aggressive or unleashed dogs. **FINE: First Offense \$100; 2nd offense \$250; 3rd offense \$500— pet must be removed.**

6. **PARKING AND VEHICLES-** Parking in the fire lanes, No Parking Zones, and landscaping is prohibited. No boats, trailers, mobile homes, vans, or commercial vehicles shall be permitted at the Condominium without prior written consent (You may apply at Foothills Property Management). No vehicle which cannot operate on its own power, or unlicensed vehicles shall be permitted at the Condominium.
7. **INTERIOR-** Waterbeds are prohibited. The cost of any damage resulting from misuse shall be borne by the Owner of the unit responsible for the damage. No illegal activity is permitted on the premises.
8. **ELECTRONICS-** No radios, televisions or other electronic installation may be permitted in any Unit which interferes with the television or radio reception of another unit. Satellite dishes are allowed with PRIOR CONSENT ONLY and CANNOT be attached to the building. They may be installed on a pole, but not on the building itself.
9. **SWIMMING POOL-** Only owners, tenants and overnight guests are permitted to use the swimming pool. Swimming in the pool is permitted from dawn to dusk. Persons using this facility do so at their own risk. Children under 14 years of age must be accompanied by a responsible adult at all times. Running in the pool area is not permitted. No glass containers or bottles are allowed in the pool area. No diving is allowed in the pool. No floats and chairs are allowed in the pool. No animals are allowed in the pool or the pool area. **FINE: \$50.00.**

THESE RULES AND REGULATIONS ARE FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT CEDARWOOD BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOU'RE NEIGHBORS. YOUR COOPERATION WITH REGARD TO THE AFORE-STATED ITEMS IS APPRECIATED. THESE RULES AND REGULATIONS WERE ADOPTED BY THE BOARD OF DIRECTORS OF CEDARWOOD HOMEOWNERS ASSOCIATION.

REVISED: JANUARY 2017

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

Cedarwood Residents: *Please understand that it is a privilege to have a pet at Cedarwood. And having a pet does come with important responsibilities. Due to many, many issues with pets, the Board of Directors of the Cedarwood Homeowners' Association has established new rules and regulations.*

THIS IS YOUR WARNING!



- Dogs must be on a leash at all times.
- Pet owners are required to clean up after their pets.
- Animals cannot bother other tenants with barking or aggressive behavior.
- Pets cannot be kept outside on balconies or on common areas.

New Fines will be enforced immediately:

1st offense: \$100

2nd offense: \$250

3rd offense: \$500 AND REMOVAL OF PET

The City of Clemson also has a zero tolerance policy for unleashed dogs and can fine you for up to an additional \$1,092. Any damage caused by a pet to Cedarwood common property is subject to cost of damages and repairs in addition to any fines.