

CAMPUS WEST HOA RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere, the Campus West Homeowners Association (CWHOHA) has adopted rules and regulations for the guidance of all owners, their families, guests and tenants. Please note that violators will be fined for infractions as indicated below. It is the responsibility of the owner to collect the fines from the tenant and submit to CWHOHA.

Fines

1. **PETS \$ 100**~Guests, owners and tenants are not allowed to bring pets onto the premises or into the condos.
2. **TRASH and CIGARETTE BUTTS \$ 25**~ All trash must be placed in trash bags and tied and then placed into the city trash bins.
3. Under no circumstance may trash be left on the porches or decks. Cigarette butts should not be dumped onto the grounds.
4. **DECKS\$ 25**~ Clothing, trash and other items must not be hung from the decks or porches, nor from clotheslines on the decks.
5. **GRILLS\$ 50**~Grills with an open flame are strictly prohibited. Gas or electric grills must be placed on the back of the unit when not in use. Violations are also reported to the fire department.
6. **SATELITE DISHES\$ 100**~ Satellite dishes may not be attached to the roof of the building or the building itself. No satellite dishes may be installed on the grounds without written permission from the Home Owner's Association.

General

1. **PARKING** ~Parking is prohibited in the FIRE LANES, the NO PARKING ZONES and in LANDSCAPED AREAS. No vehicles such as boats, jet skis, trailers etc. are permitted to park at Campus West. Repairing and washing of vehicles is prohibited. Vehicles violating these rules shall be towed at the owner's expense without notice.
2. **SOLICITATION** ~There shall be no solicitation by any person anywhere on the premises for any cause, charity, or purpose.
3. **COMPLIANCE** ~ Every condo owner and occupant shall comply with these Rules and Regulations, as well as with City of Clemson Noise ordinances. We expect tenants and their guests to obey State Laws in regards to alcohol and substance abuse. Failure to comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunction relief, or any combination thereof.
4. **SECURITY** ~ Promptly notify CWHOHA (864-231-7136) of any suspicious people or unusual activity. If after hours notify Clemson Police Department or 911.
5. **FIRE PROCEDURE** ~ f you discover a fire in your unit please call the Fire Department (656-2211) immediately. Leave the apartment, leaving the door unlocked. Notify others in the building.

THESE RULES HAVE BEEN APPROVED BY THE CWHOA AND BOARD OF DIRECTORS.

Amended March 1 , 2002
Updated February 23, 2008
Roswitha Yenawine, Mgr. of CWHOA
864-231-7136

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: _____