

OVERLOOK HOMEOWNER'S ASSOCIATION CONDOMINIUM RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere, the Board of Directors of **The Overlook on Lake Hartwell** has adopted the following amended rules and regulations for the guidance of all owners, their families, guests and tenants. Non-compliance with any of these rules can result in fines and or loss of privileges to all amenities.

GENERAL INFORMATION

1. **The Rules and Regulations for Homeowners also apply to renters respectively.** However, the Homeowner, whether they are a resident or not, carries the primary and ultimate responsibility for full conformity to all Rules and Regulations. For the purposes of this document, "Resident" includes Homeowner (whether they are a resident or not) or tenant.
2. Residents may not play any radio, TV, stereo (home or car) piano, or other musical instruments, that make any noise at a level that may annoy/disturb occupants of other units. **Particular care must be exercised in this respect between 9:00 pm and 9:00 am.**
 - a. **Residents shall not make or permit any disturbing noises in the building or adjacent grounds by himself, his family, visitors, or pets that may interfere with the rights, comforts, or convenience of other residents. Parents will be held responsible for the behavior and actions of their children.**
3. **Residents should not block entranceways and/or stairwells with personal items** such as bicycles, toys, baby strollers, furniture, etc. After a warning, these items will be impounded and a fine will be assessed for their return. Personal items left in entranceways and/or stairwells (grounds, parking lot, etc.) will also be impounded and a fine assessed for their return.
4. Bicycles may not be ridden on sidewalks; no skateboarding is allowed.
5. **Satellite dishes and antennas (tv, radio, etc) are not permitted on the individual patio/balconies areas.** This policy is enforced in the master deed. Fines and liens will be imposed if these items are installed on property.
6. Soliciting is not allowed. Please report any soliciting to the HOA office immediately.
7. **The resident signing the rental form will be held responsible for the conduct of all guests and the enforcement of all rules (this includes the regular Overlook Rules and Regulations.** Any resident and or occupants that vacate a dwelling under voluntary or non-voluntary conditions will not be permitted to reside at Overlook.
8. All residents will be allowed to have **small domesticated** pets (less than 25 lbs). The only exception to this rule is if the pet is a certified service animal. Proof must be given at the HOA to keep on file. All pets must be on a leash and with the owner at all times when outside the unit. Residents must walk pets in designated pet areas (area by dumpster). Pet owners are responsible for cleaning up their pet's "accidents" while enroute to and from the designated area. Pets found roaming free will be turned over to animal control. Pets are not allowed in the pool area. Owners will cleanup after their pets immediately. Pets will not be a nuisance or danger to any person. Owners and tenants are responsible for any damage caused by their pets. Absolutely no aggressive breeds are allowed on site.
9. **For sale/rent signs, any other flags or banners, and any window decorations shall not be displayed in unit windows, on balcony railings and or building railings etc.**
10. **Report any suspicious persons/activities to the Anderson County Sheriff's office at 260-4400 or 911, then notify the HOA office. For all non-emergency issues please contact our courtesy officer Andy Hyslop at (864) 844-1320.**

11. **No grills, mops, buckets, bicycles, canoes and/or cleaning gadgets are to be left on balconies or patios. No towels or clothing items are to be hanging from the rails on balconies, patios, or stairways.** Only patio furniture will be allowed on patios and balconies. Grills are allowed on lower level with concrete patios only. **You must grill at least 10ft away from the building.**

Guests using the Overlook facilities (pool, clubhouse, weight room, dock) must be accompanied by an Overlook resident.

12. All windows are to be covered with wood, white 2” horizontal blinds only. Sliding doors will have vertical blinds. Under **NO** circumstances should towels or sheets be used on windows or sliding doors.
13. The boat dock, clubhouse, fitness room, parking areas, pool are all part of the Overlook’s amenities. Residents, their families and their guests may use these amenities at their own risk. The Overlook HOA does not accept any liability for damage, loss or injury.
14. All residents shall be subject to any additional rules that the Board of Directors may determine to be in the best interest of the community/residents. Any notification will be made as soon as possible.
15. **No discharge of firearms on Overlook properties at any time.**
16. **No fireworks allowed on Overlook properties at any time.**
17. **Residents are responsible for their guests at all time.** Guests will abide by the rules and regulations of the Overlook HOA. Homeowners/tenants are responsible for any damage caused by their guests. Non-compliance with any of these rules can result in fines and or loss of privileges to all amenities.

Architectural Control

In order to preserve the original appearance of the condominium units and provide uniformity in appearance, no exterior construction will be commenced or maintained upon any building, nor will there be any change, modification or alteration of the design or appearance of any of the exterior surfaces, which includes the replacement of heat pumps. The Board of Directors must approve or disapprove such plans.

Satellite & Cable Options

The Overlook Home Owners Associations has an “**exclusive satellite agreement with Home Theater of Anderson.** Overlook residents have two options for their TV needs. If you choose to have cable TV Charter Communications is the local cable provider. If you choose to have DirecTV you must sign up for service directly through Home Theater of Anderson. The HOA staff will provide marketing material for both companies. It will be the resident’s sole responsibility to obtain services.

The “**exclusive satellite agreement**” with Home Theater would not prevent or lock out the current cable or telephone provider (Charter) who has television service at the property. It would only prevent outside satellite companies from executing another contract with any individual residents or homeowners and would also prevent outside companies from installing individual dishes on patios. Non-compliance with any of these rules can result in liens placed on dwelling, fines and or loss of privileges to all amenities.

Home Theater will provide a central satellite system at the property. A central satellite system will be installed beside each building to provide satellite distribution to every unit through the property's existing coaxial cable wiring. This will give our residents access to popular satellite programming and services and maintain the attractive aesthetics of the property.

Patios/Balconies

1. Residents shall not dust or shake items such as mops, rugs, brooms, vacuum cleaner bags, etc. from the decks, windows, halls or stairwells.
2. Residents shall not sweep or throw anything including, but not limited to dirt, dust, water, cigarettes, ashes, paper, etc. from the condominium unit or deck.
3. Residents shall not hang clothes, towels, or any other items on balcony railings. No clothesline, temporary or permanent will be allowed.
4. Balconies and patios shall not be used as storage rooms. The following items can not be stored on this area bicycles, canoes, weight equipment, etc. Please remember that your patios/porches are visible to your neighbors and should be maintained in an orderly and safe fashion. Only designated patio furniture is allowed on the balconies and patios.
5. Grills will only be allowed on patios on ground level with concrete patios due to wood construction of balconies/decks. All homeowners and guest must grill 10 ft away from the buildings. If you have a propane grill tanks must be disconnected after each use.
6. Grills are not allowed to be stored on balconies.

Dumpsters

1. **The dumpster is for household trash only. No furniture, large toys, appliances, Christmas Trees, etc. shall be placed in the dumpster. It is the resident's responsibility to arrange for the disposal of these items.**
2. Cardboard boxes should be crushed before being placed in the dumpster.
3. Garbage shall be placed inside the dumpster, not on the ground – please use care.
4. Garbage shall not be left in entranceways, stairwells, or on sidewalks even temporarily. This practice is a health hazard as well as an eyesore and can create a pest control problem. If this happens, the resident will be warned. Fines may be imposed after the initial warning.
5. The dumpster is for Overlook residents only. No resident or outsider will be allowed to dispose of garbage from outside the complex. Please report any violations to the HOA office.

Fitness Room

1. **All persons sixteen years of age and under using fitness room must be accompanied by an adult.**
2. No food or drinks allowed in the fitness area.
3. All guests must be accompanied by an Overlook resident.
4. Residents using fitness area are asked to keep the area clean and safe. Also, please make sure that lights are turned off when leaving.
5. **NO WET SWIMSUITS ALLOWED**
6. Proper footwear must be worn – **NO BARE FEET OR FLIP FLOPS**
7. **The Overlook HOA will not be responsible for any accidents or injuries while using the Fitness area.**

Vehicles

1. **All vehicles on the premises must be in operable condition. In operable condition includes but is not limited to the following: flat tire, expired tags or no tag. No major repairing or working on any vehicle is allowed on the property.** Radios must be turned down or off when entering the property – including the parking lot.
2. The speed limit is 10 mph. Speed limits must be strictly adhered to.
3. **Residents will have ONE reserved parking space per unit.** Guests will be required to park in designated areas called “non-reserved” parking spaces. It is the resident’s responsibility to see that their guests park in the designated areas.
4. **Residents must maintain proper license tags and registration as required by the state on all vehicles parked within the complex. All vehicles must be functional and operational. Any vehicles that do not have a proper license tag or registration will be considered dead storage and will be towed at the owner’s expense.**
5. Vehicles should not block the street/sidewalks or other vehicles; vehicles should not take up more than one space. Vehicles should not be driven or parked on lawns. Violations of the above will result in the vehicle being subjected to towing without notice at the owner’s expense.
6. All moving van/trucks must be off the property by 8:00 pm and must not enter until 8:00 am. You must have permission from HOA manager for vehicles to be parked overnight.
7. **NO BOATS, TRAILERS, OR OTHER VEHICLES CAN BE PARKED ON SITE WITHOUT GETTING WRITTEN PERMISSION FROM THE HOA.** If permission is not obtained, these vehicles will be towed at your own expense.

Common Areas

1. The Common area is for the use of homeowners and tenants and guests. To access the Clubhouse between the hours of 2:00 pm and 11:00 pm, you will need to apply for a swipe key from the HOA office. The keys can be obtained with a \$25.00 deposit which is refundable if you leave the Overlook.
2. Please be sure to leave the Clubhouse as you found it. Lights, with the exception of the lamps in the main room and TV room downstairs, should be turned off. TV’s should also be turned off when you leave.
3. Please be sure that all trash is put into the trash cans.
4. **NO WET SWIMSUITS ARE ALLOWED IN THE CLUBHOUSE UNLESS WHEN USING DOWNSTAIRS RESTROOMS.**
5. If you find problems in the Clubhouse, please leave a note for the HOA manager so the problem can be corrected.

Homeowners Association Dues

1. Regime fees are \$320.00 per month for all units as of 04/01/2023.
2. The regime fees are the sole responsibility of the owner. Regime payments are due on the 1st day of each month. Payments received after the 10th of the month will be assessed a **\$30.00 per month late fee per unit**. Thereafter and until all currently owed dues and fees are paid, the accounts not collected within a three-month period will be turned over to the Association's attorney and will be subject to a lien on the property. The Homeowner will be held responsible for any legal fees associated with any collection proceedings.
3. The Overlook office accepts cash, check and money orders. We cannot accept any debit or credit card payments at this time. Payments can be mailed or brought in to the HOA Office
4. Regime fees cover the following:
 - Water and sewage
 - Insurance for the buildings and common areas
 - Security cameras
 - Fire system
 - Upkeep/maintenance of amenities, clubhouse, pool, fitness room
 - Lawn Care/landscaping
 - Garbage removal
 - All other outdoor maintenance, landscaping, grounds care, cleaning of building, entrance ways and stairwells
 - Cost of outdoor lighting
 - Long term contingency savings

There are other costs to manage the complex that cannot be listed as benefits, such as employee salaries; office and maintenance supplies; telephone service for the office; the gate, the fire system, and the maintenance staff; and miscellaneous repairs.

POOL RULES

These rules and regulations are for the protection and benefit of all. Many of them are regulations established by DHEC that **MUST** be followed in order to keep the Overlook pool in operation. Your cooperation in abiding by these rules will afford safe and pleasant relations and recreation for all Overlook residents. Non-compliance with any of these rules can result in fines and or loss of privileges to all amenities.

1. There will be no lifeguard on duty. All persons using the pool or pool area do so at their own risk. The management and the HOA do not assume responsibility for any accident or injury in connection with such use.
2. **All children under sixteen (16) must be accompanied in the pool area by an adult.**
3. **NO GLASS CONTAINERS OF ANY TYPE ARE ALLOWED IN THE POOL AREA.**
4. **NO PERSON UNDER THE INFLUENCE OF ALCOHOL OR DRUGS SHOULD USE THE POOL.**
5. Residents and guest must wear swimsuits while using the pool. Cutoffs, jeans, and other street clothes will not be permitted.
6. Anyone with communicable disease, skin, eye, ear, or nasal troubles or open sores may not use the pool.
7. Spitting, spouting of water and blowing your nose in the water are not allowed.
8. No running, pushing, or shoving is allowed inside the fence. Also, games such as “shark” or any other games that cause the water to be too rough for others are not allowed.
9. No diving is allowed.
10. Pets are not allowed in the pool area.
11. Smoking/tobacco products are not allowed in the pool area.
12. Radios, etc., should be played at a low volume in order not to disturb other residents at the pool or in nearby condo units.
13. Only toys designed for pool use are allowed in the pool area. Please be considerate of others in the pool.
14. No scooters, skates, or bicycles inside the pool fence.
15. **VANDALISM WILL NOT BE TOLERATED. POOL PRIVILEGES WILL BE REVOKED IMMEDIATELY.**
16. **Each unit is limited to four (4) guests at any time in the pool area and must remain with their guests.**
17. There will be no public display of affection allowed.
18. **NO WET SWIMSUITS ARE ALLOWED INSIDE THE CLUBHOUSE UNLESS USING THE LOWER FLOOR RESTROOMS OR EXITING THE BUILDING THROUGH THE FRONT DOOR.**
19. Do not throw items such as pennies, etc. into the pool.
20. There is a 911 Emergency Button located on the wall of the clubhouse. This button is for your convenience in the event an emergency should occur. **DO NOT PUSH THIS BUTTON UNLESS THERE IS AN EMERGENCY! CHILDREN SHOULD BE MONITORED AT ALL TIMES WITH REGARD TO THIS BUTTON.**
21. Do not pull lounge chairs into the pool water. Please leave them on the patio where they belong.
22. The first aid kit is located inside the lower level of the clubhouse in the kitchen cabinet.

CLUBHOUSE RULES

1. The doors to the clubhouse are locked from 2:00 pm to 11:00 pm (Monday through Friday and all-day Saturday and Sunday). Open access to the clubhouse (no swipe key needed) is from 6:00 am to 1:59pm Monday through Friday. There is no access to the clubhouse on Saturday and Sunday without a swipe key.
2. No minors are allowed in the clubhouse unless accompanied by an adult.
3. No one under the age of 16 is allowed on the exercise equipment.
4. No food or glass containers are allowed in or around the fitness area.
5. **NO WET SWIMSUITS ARE ALLOWED INSIDE THE CLUBHOUSE UNLESS USING THE LOWER FLOOR RESTROOMS OR EXITING THE BUILDING THROUGH THE FRONT DOOR.**
6. When you leave the clubhouse, please be sure that the TV is turned off.
7. If you damage something, please leave a note for the HOA manager.
8. Guests may use these rooms as long as they are accompanied by a resident.
9. Persons using the clubhouse area are responsible for clean up of these areas.
10. To reserve a room for a party, please contact the HOA manager.
11. Residents are responsible for their guests at all times. Parents are responsible for their children.
12. The Overlook HOA will not responsible for any accidents or injuries while using the fitness area.
13. Please note the Overlook clubhouse closes to all residents at 11:00 pm daily. You must vacate from the building by 11:00 pm no exceptions. A \$50.00 lockout fee will be charged if the courtesy officer has to be called out for lockouts after 11pm.

CLUBHOUSE RENTALS RULES AND REGULATIONS

1. Rental is on a first come first served basis. Reservations by date are posted on the calendar in the Overlook HOA Office; and are confirmed by payment of the rental fee and security deposit at least 7 days before the reservation date.
2. Clubhouse rental fee is \$40 per event. A \$100 security deposit is also required.
3. The security deposit is held to ensure against loss or damage to the furniture, fixtures or premises; and the cost incurred by the HOA to restore the facility and grounds to the standard of cleanliness regarded by the HOA as acceptable.
4. Your security deposit will be refunded on the provision that the Clubhouse is left in a proper manner. This means that all garbage must be removed from the Clubhouse, floors must be swept/mopped/vacuumed, all appliances must be cleaned, all decorations removed, all furniture must be accounted for and returned to its original location. All restrooms and facilities must also be left clean. Cleaning materials are the responsibility of the individual renting the room. In the event that the HOA management decides to keep all or part of your security deposit, you will be given a written explanation.
5. The owner/resident signing the rental form will be held responsible for the conduct of all guests and the enforcement of all rules (this includes the regular Overlook Rules and Regulations. Any resident and or occupants that vacate a dwelling under voluntary or non-voluntary conditions will not be permitted to reside at Overlook. The clubhouse closes no later than 11:00 p.m. Noise or music at a level loud enough to disturb residents is not acceptable.
6. The serving of alcoholic beverages to persons under 21 years of age is against the law in SC and is also illegal on our private grounds. The resident signing the clubhouse rental form is responsible for ensuring that all underage guests comply.
7. The rental of the clubhouse is available for Overlook residents, community business and civic clubs only. The resident/owner signing the Clubhouse rental form must be on the premises during the entire event.
8. Decorating is allowed, but please use caution
9. The Clubhouse can only be used for functions such as company business parties, family get-togethers, etc. No political functions or any event where solicitation is involved will be allowed.
10. The clubhouse is not equipped to handle large events. Therefore, limits of 50 guests and 20 vehicles have been established for any event.
11. Remember.....no food or glass containers allowed in the pool area; and no wet swimsuits are allowed in the clubhouse. Children under 16 years of age are not allowed in the Clubhouse without adult supervision.
- 12. Clubhouse rental does not include use of pool.**
- 13. Grills are not allowed when renting the clubhouse.**

The Overlook HOA management reserves the right to remove anyone refusing to comply with these rules from the premises. We also reserve the right to stop any function that becomes uncontrollable and immediately close the clubhouse. Please be advised that security cameras continually monitor the clubhouse and pool areas. Non-compliance with any of these rules can result in fines and or loss of privileges to all amenities.

OVERLOOK BOAT DOCK RULES AND REGULATIONS

1. The dock at the Overlook is a courtesy dock only. This means that boats may drop off and pick up passengers, or dock for less than 30 minutes. The dock is not a slip; therefore, boats may not tie up or be housed permanently. This is a U.S. Army Corps on Engineers rule and must be strictly adhered to.
2. All boats must be registered with the HOA and have the proper parking decal.
3. Occupant's boats must display a valid SC registration decal.
4. In case of property damage, the occupants are responsible for their own insurance. Should theft occur, the occupant should contact the Anderson County Sheriff's Office at 864-260-4400.
5. A parent or guardian must accompany children under the age of sixteen (16) on the boat dock.
6. **Shoreline tie-up – which is the moorage of private boats along the shoreline, is prohibited.** You may tie your boat to the shoreline for temporary periods; however, continuous moorage is prohibited by the U.S. Army Corps of Engineers.
7. All rules must be adhered to. Rules will be enforced vigorously. Fees will be imposed for any and all infractions. Owners who do not comply may have their boats towed at their own expense.
8. Boats should be parked in the boat/trailer area in the parking lot.

Please note The common dock is intended for private individual owners of the Overlook. All owners must abide by the rules for docks as set forth by the U.S. Army Corps of Engineers. Violations may result in the Corps of Engineers cancelling our dock permit.

OVERLOOK HOMEOWNER'S ASSOCIATION

Failure to Pay HOA Dues

There will be a \$30 fee per unit for any late payments. All payments received after the 10th of the month are considered late.

There will be additional charges for sending late notices, certified letters, etc.

Accounts which remain unpaid after 90 days will be referred to an attorney and will result in a lien placed against the property including legal fees.

\$35 fee will be added to the homeowner's account for returned HOA fee checks. A \$35 service charge will be added for all other returned checks. After one (1) returned check, the owner/resident will not be allowed to make future payments by check.

Violations of Condominium Rules and Regulations

A fee of \$50 will be charged for any and all violations of the Rules and Regulations including, but not limited to: unauthorized pets, not cleaning up after your pets, unsightly or cluttered patios (including dead plants in pots), lack of 2" plantation blinds on windows, hallway clutter, fireworks, cigarette butts which have been discarded around the buildings, vehicle violations, boat dock violations, etc...

A fee of \$50 will be charged for removal of patio clutter, hallway clutter, or trash left on patios, and in breezeways.

\$100 fee for discharging firearms - including BB guns and Pellet guns.

\$100 fee for fireworks discharged on the property.

Unauthorized vehicles will be towed away at the owner's expense. This also applies to boats tied to the dock or shoreline in violation of HOA/U.S. Army Corps of Engineers rules.

Tenants are to pay all fees directly to the HOA for fines assessed for rule violations. These fees should be paid directly to the HOA office.

Parking Proposal for the Overlook Condominiums

There have been concerns issued to the Board of Directors that each occupied unit at the Overlook does not have one reserved parking place. There are also concerns regarding the number of vehicles and other property, that consume parking places, that each unit should be allowed to have and where should different types of property be parked. The management of the Overlook needs to have all vehicles and equipment belonging to residents consuming parking places registered with the HOA. The HOA also needs for all guests to display guest parking passes so as to determine who each guest is visiting.

Homeowner/Resident: The HOA will provide one red parking sticker, for a fee of \$5, for each occupied unit. Each red sticker will have the resident's unit number on the sticker. Any building resident with a red sticker or hangtag may park that vehicle in any "Reserved" spot for their building. All vehicles must be registered with the HOA and only the registered vehicle can use the sticker. Changes in vehicles must be registered with the HOA prior to use of the sticker. Residents can have a sticker that is lost or destroyed replaced for a \$5 fee. Anyone parking in a reserved spot without a red sticker will be fined.

All residents of the Overlook will be issued up to two guest parking passes for a fee of \$5 each. It is the responsibility of the resident to ensure that guests display a parking pass while visiting. Vehicles parked without a parking pass will be fined and/or towed. The responsibility for guest parking passes and violations of the regulation resides with the resident. Guest passes cannot be used on vehicles owned by the resident. Residents having guests for a period longer than a weekend should notify the HOA. Visitor hangtags can only be used for 7 days. You must receive prior written approval from the HOA management office for visit extending 7 days. Residents having more than two guests at one time should contact the HOA to request additional temporary guest parking passes. Abuse of the guest parking policy will result in a fine, towed vehicle, and or loss of privilege. Replacement guest parking passes for lost or destroyed passes will be \$5.

Additional Vehicles, Etc.: Residents must register all possessions that consume a parking place at the Overlook with the HOA. Each resident will be eligible for two parking validations one reserved (**red**) and one general (**green**) for a fee of \$5 each. Reserved parking validations are good for building specific reserved places and **green** are good for all other spots except spots along the fence in Building 7 and Building 5 if necessary non-vehicle parking. Residents who have more than two pieces of property that consume parking places, one piece of property per parking place, and wish to have that property occupy a parking place at the Overlook must purchase a **blue** parking sticker. **Blue** stickers will be sold on a first come first served basis with owners having priority over renters. **Blue** parking validation will cost \$5 with a \$300 surcharge per year (or \$25.00 per month).

All non-motor vehicles i.e. boats, trailers, and etc. will be parked along the fence at Building 7 and/or Building 5 if necessary. Property parked in a parking place without a sticker, and not registered with the HOA, may be fined and/or towed. Replacement validations for lost or damaged stickers will cost \$5. Failure to use the replacement stickers for additional property will result in a fine and/or tow, plus loss of privilege. Additional parking for boats, trailers, etc. will be allowed on a first come, first served basis, and according to availability of parking spaces. **New residents with boats or other vehicles which exceed 18' in length and/or exceed the size of the parking spaces will not be permitted.**