

HARTS COVE HOMEOWNER'S ASSOCIATION

705 Harts Cove Way, Seneca, SC 29678

864-722-3922

HARTS COVE PARKING POLICIES AND PROCEDURES

As you may or may not know, the Harts Cove Community is challenged with less parking spaces than we have bedrooms. Because of this fact, we must be diligent with who we allow to park on the premises and how and when we boot or tow vehicles that are not authorized to park on the premises. The Board of Directors has tried to come up with policies that will be as fair as possible to owners, tenants and guests, while being adamant about those who take advantage of our policies.

WE ASK THAT YOU TAKE OUR PARKING POLICIES SERIOUSLY! BREAK THE RULES AND GET BOOTED OR TOWED!

REMEMBER – these are for the benefit of all owners, tenants and guests!

PARKING AND VEHICLES:

- **ALL OWNERS AND TENANTS MUST HAVE A VALID PARKING PERMIT HANG-TAG IN THE REAR-VIEW MIRROR OF EVERY VEHICLE OR BE SUBJECT TO BOOTING AND/OR TOWING AT OWNER'S EXPENSE.**
- **HANG TAGS WILL BE SCANNED ON A DAILY BASIS. If a tag is not present in a vehicle, that vehicle is subject to booting and/or towing.**
- **OWNERS and TENANTS ARE RESPONSIBLE FOR THEIR OWN PARKING PERMIT HANG TAG! There will be a \$75 fee for replacement hang tags! Any replaced hang tags will be voided in the scanner system and if used, the vehicle will be towed. DO NOT TRY TO GET ADDITIONAL TAGS USING THE REPLACEMENT METHOD! YOU WILL BE TOWED!**
- **ALL VISITORS MUST park in a space marked with a "V" or be subject to towing at owner's expense.**
- **FROM THURSDAY EVENING TO SUNDAY EVENING OF CLEMSON HOME FOOTBALL GAMES THERE WILL BE NO VISITOR PARKING ALLOWED. All visitors must park off-site or their vehicle will be towed immediately. DURING THIS TIME, HARTS COVE PARKING PERMIT HOLDERS MAY PARK IN VISITOR SPACES BUT MUST HAVE HANG TAGS IN REAR VIEW MIRROR OR VEHICLE WILL BE TOWED.**
- Parking in fire lanes, No Parking Zones, and landscaping is prohibited and vehicles doing so will be immediately towed AT OWNER'S EXPENSE.
- Motorcycles, mopeds and bicycles must be parked in proper spaces or may be towed or removed at owner's expense.
- Boat and trailer parking is allowed in designated areas ONLY, MUST BE REGISTERED with the HOA Management, and a fee must be paid. Other Recreational Vehicles (RV) are not permitted to park within the community and are subject to towing at owner's expense.
- Inoperable or unlicensed vehicles are not permitted within the community and are subject to towing at owner's expense.

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HARTS COVE COMMUNITY RULES, REGULATIONS AND FINES

The Harts Cove Homeowner's Association (HOA) works diligently to ensure that our owners, tenants, and guests live, play, and visit a clean, well-maintained, orderly, and respectful community. To help achieve these goals, the HOA has adopted rules and regulations for all owners, tenants, and guests of our community. This summary is not inclusive and a full collection of governing documents can be found in the Library section of our Condo Control program/app. The HOA By-laws allow for warnings, fines and assessments against individuals and units for breaking these rules. REMEMBER – these are for the benefit of all owners, tenants and guests!

PARKING AND VEHICLES:

- **ALL OWNERS AND TENANTS MUST HAVE A VALID PARKING PERMIT HANG-TAG IN THE REAR-VIEW MIRROR OF EVERY VEHICLE OR BE SUBJECT TO BOOTING AND/OR TOWING AT OWNER'S EXPENSE.**
- **ALL VISITORS MUST PARK IN A VISITOR SPACE MARKED WITH A "V" or be subject to towing at owner's expense.** Visitor spaces may quickly fill quickly, **SO ALTERNATE PARKING FOR VISITORS MUST BE FOUND OFF-SITE. DO NOT RISK YOUR VISITOR'S VEHICLE BEING TOWED BY ALLOWING THEM TO PARK IN A REGULAR SPACE!**
- **FROM THURSDAY EVENING TO SUNDAY EVENING OF CLEMSON HOME FOOTBALL GAMES THERE WILL BE NO VISITOR PARKING ALLOWED. All visitors must park off-site or their vehicle will be towed immediately. DURING THIS TIME, HARTS COVE PARKING PERMIT HOLDERS MAY PARK IN VISITOR SPACES BUT MUST HAVE HANG TAGS IN REAR VIEW MIRROR OR VEHICLE WILL BE TOWED.**
- Parking in fire lanes, No Parking Zones, and landscaping is prohibited and vehicles doing so will be immediately towed.
- Boat and trailer parking is allowed in designated areas ONLY and MUST BE REGISTERED with the HOA Management and a fee must be paid. Other Recreational Vehicles (RV) are not permitted to park within the community and are subject to towing at owner's expense.
- Inoperable or unlicensed vehicles are not permitted within the community and are subject to towing at owner's expense.

PETS: All pets must be registered with the unit owner AND input into the unit Condo Control file.

- **FAILURE TO CLEAN UP AFTER PET - \$50 FINE** – THERE ARE MANY "POOP STATIONS" AROUND THE COMMUNITY! OUT OF RESPECT FOR EVERYONE, PLEASE USE THEM!!!
- **UNLEASHED PETS - \$50 FINE** + for having an unleashed pet within the community. This is obviously a safety issue. Even the most well-behaved dogs can be tempted to misbehave!
- **RESTRICTED BREEDS - \$200 FINE** for having a Pit Bull, Rottweiler, or Doberman Pinscher on site. This is an insurance issue, so please do not compromise the community by having a restricted breed on site!
- **UNATTENDED PETS - \$50 FINE** for leaving an unattended pet on balcony or patio.

TRASH: All trash bags must be tied and placed in the dumpster/compactor – **TO INCLUDE CIGARETTE BUTTS! PLEASE DO NOT PUT LARGE ITEMS IN THE COMPACTOR – PLACE LARGER/FURNITURE ITEMS IN THE DUMPSTER AT THE TOP PARKING LOT WHEN AVAILABLE.** Please turn the key on the compactor after each addition and be sure to breakdown cardboard. UNDER NO CIRCUMSTANCES may trash be left on the stairs, landings, decks and patios, or in front of the dumpster. TRASH COMPACTOR/DUMPSTER IS VIDEO MONITORED AND VIOLATORS WILL BE FINED! FINES WILL RANGE FROM \$25-\$200

BALCONIES: No clothing, trash, or any other item shall be hung from decks or patios. No hammocks may be mounted on walls or rafters – ONLY patio furniture is allowed. \$25 FINE

NOISE: Noise from TVs, stereos, musical instruments, and voices should not disturb others. No owner, tenant or guest should make or permit disturbing noises that interfere with the quiet enjoyment of others. \$50 FINE

HARTS COVE COMMUNITY RULES, REGULATIONS AND FINES

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RECREATIONAL FACILITIES:

- Owners and tenants may ONLY permit family members and invited guests to use the clubhouse, fitness center, game room, pool, docks, and other community facilities ONLY while accompanied by owner or tenant. FINE \$100
- NO PETS are allowed in the pool area. **THIS IS A HEALTH REGULATION!** BREAKING THIS RULE MAY CAUSE CLOSURE OF THE POOL TO ALL GUESTS!
- NO glass is allowed at the pool.
- NO swimming after dusk.
- DO NOT leave trash in the pool area. USE THE TRASH CANS OR TAKE TRASH TO THE COMPACTOR!
- RESPECT OTHER GUESTS AT ALL TIMES!

GRILLS: There are permanent grills around the community for the use of owners and tenants. PER International Fire Code Section 308.2.2, "charcoal grills and other open flame cooking devices shall not be operated on balconies or within ten (10) feet of combustible construction." Therefore, GRILLS ARE NOT ALLOWED ON BALCONIES OR PATIOS. \$50 FINE

FIREWORKS: NO FIREWORKS ARE ALLOWED on Harts Cove property, Corps of Engineers property, or docks. \$250 FINE.

SPEEDING: Speeding, reckless driving, driving over landscaped areas WILL NOT BE TOLERATED. \$100 FINE

BICYCLES/MOTORCYCLES/MOPEDS: These vehicles are not to be chained, stored, or left on stairs, balconies, patios, or stairways or they will be removed at vehicle owner's expense PLUS be fined \$50

SOLICITATION: There shall be no solicitation by any person anywhere in the complex for any cause or reason.

COMPLIANCE: Every unit owner, tenant, and guest at Harts Cove is entitled to a respect. To assist with this goal, all owners, tenants, and guests are expected to comply with the Harts Cove Rules and Regulations at all times. Failure to follow the community rules can be met with warnings, recovery of fines and damages, injunctive relief, and/or any combination of these.

FIRE AND COMMUNITY SECURITY:

- If you discover smoke, fire, or suspicious activities within Harts Cove **IMMEDIATELY call 911!**
- **IN THE CASE OF SMOKE OR FIRE, VACATE THE AREA and alert other occupants as you depart – AS LONG AS YOUR LIFE IS NOT IN DANGER!**
- In addition, please call the management at 864-722-3922 to report the issue.

We love this community and hope your time at Harts Cove is full of great times and great memories.

THE HARTS COVE HOA BOARD OF DIRECTORS AND OUR ON-SITE MANAGEMENT ARE HERE FOR YOU!

Please do not hesitate to contact us with comments, suggestions, complaints, or kudos!

Christine Williams – On-Site Manager – 864-722-3922 – Christine.hartscovehoa@gmail.com

Katrina Arledge – Owner Relations and Communications Officer – 864-431-6414 – katrina.arledge@gmail.com

David Heinz – President, HOA Board of Directors – 978-808-6125 – davidheinz29678@gmail.com

Chandra Stoupa – HOA Board of Directors – 302-438-1457 – stoupafamily@gmail.com

Leslie Hicklin – HOA Board of Directors – 864-723-4042 - hicklinlw@gmail.com

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ACKNOWLEDGEMENT OF RECEIPT:

By signing here, I acknowledge receipt of the Harts Cove **PARKING POLICIES & PROCEDURES** and have received the parking permit hang tag referenced below. If I am signing for a roommate or other, I understand that I am responsible for delivering a copy of these Parking Rules & Regs to them along with their Parking Hang Tag.

Printed Name

Signature

Date

Signing and picking up for: _____

Unit Number

Parking Permit #

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Printed Name

Signature

Date

Unit Number

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OWNER/TENANT INFORMATION

In order to keep our emergency, security, and notification system up-to-date, we collect this information for input into our management software/app, Condo Control. This information is used only by Harts Cove Management and HOA personnel for the purpose of alerting residents about emergencies, security issues, or sending notifications.

Name _____ Owner OR _____ Tenant

Unit Number __ YES __ OR __ NO __
PLAN TO USE THE SHUTTLE?

Phone Number (for text alerts) _____
Email address

VEHICLE INFORMATION:

Vehicle Make _____ Vehicle Model _____ Vehicle Tag # and State

Vehicle Make _____ Vehicle Model _____ Vehicle Tag # and State

Vehicle Make _____ Vehicle Model _____ Vehicle Tag # and State

PET INFORMATION:

Pet Description _____ Breed

Pet Name _____ Weight

Signature _____ Date