

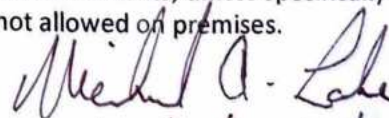
Rules and Regulations University Place Condominium Clemson, South Carolina

Your Executive Board welcomes the assistance of all Unit Owners in the enforcement of the 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 of the violations to the violating Unit Owner and any appropriate committee. 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 is Foothills Property Management, 1017 Tiger Blvd, Clemson, SC 864-654-1000.

Residents and Owners are requested to consider the following sequence:

- I. If possible, first make contact directly with the Resident or Owner, alerting them to the perceived violation, without notifying the Managing Agent.
 - II. If the violation is not corrected, or if the observing party is uncomfortable contacting the offending party directly, then the Managing Agent should be notified.
 - III. If the violation is severe, especially for Noise (Rule 12), Fireworks (Rule 13), or Vandalism (Rule 19), the observing party should contact the City of Clemson directly. Also, the Managing Agent should be informed that a complaint has been made to the City of Clemson.
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1. **Pets** – Domesticated pets may be allowed but only with prior consent of the Unit Owner: Provided, however, that such Pets are not a nuisance to other residents, do not bother other tenants with behavior such as loud or excessive barking, and do not exhibit aggressive behavior. Tenants shall be subject to a pet policy within their specific lease agreement and may be charged additional fees. Pets must be on a leash at all times held by its human handler when outside or in the Common Elements, and the pet owner is responsible for cleaning up and properly disposing of their pet's waste. Pet owners may not breed animals or put up fences, runs, or external crates/cages. **FINE: First Offense \$100.00; 2nd Offense \$250.00; 3rd Offense \$500.00 and the Pet(s) must be removed**
 2. **Trash** – All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and deposited in trash containers in designed areas of the Condominium. Balconies and patios shall remain free of trash, including but not limited to household garbage, bottles, cans, and cardboard boxes. **FINE: First Offense \$50.00; Subsequent Offenses \$100.00**
 3. **Fire Hazards** – Grills and auxiliary heating sources such as kerosene or fuel oil heaters 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 electric) or other flame producing appliances are allowed on porches, balconies, patios, or other Common Elements. Fire pits, bonfires, outdoor fireplaces, or burning of leaves or garbage are strictly prohibited. No exterior cooking of any kind is allowed except in designated areas. Devices violating this paragraph will be removed without notice. **FINE: \$50.00**
 4. **Exterior Appearance** – To maintain a uniform and pleasing appearance of the exterior of the Building, no awnings, canopies, shutters, screens, glass enclosures, any kind of outdoor lighting, 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 stair rails, the railings of balconies or patios, or from clotheslines on balconies or patios. No flags, banners, posters, advertisements or signage of any type may be displayed anywhere on the Building and/or grounds. Objects violating this paragraph will be removed without notice. **FINE: \$100.00**
 5. **Alcoholic Beverages** – No alcoholic beverages may be consumed in the Common Elements, unless specifically authorized in writing by the Executive Board. Beer kegs (empty or full) are not allowed on premises. **FINE: \$200.00**

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6. **Cigarette Butts** – The offending Unit will be given a 24-hour notice to clean up discarded cigarette butts, and if not cleaned, the Unit will be fined. **FINE \$100.00 each**
7. **Parking and Vehicles** – Parking in fire lanes, “No Parking” zones, and landscaping is prohibited. No mobile homes, vans, or commercial vehicles shall be permitted at the Condominium without the prior written consent of the Executive Board. No vehicles, which cannot operate on its own power, or unlicensed vehicles shall be permitted at the Condominium. Vehicle repairs taking longer than 24 hours and the washing of vehicles is prohibited.
8. **Boats and Trailers** – There are 10 spaces for boats and trailers on a first come basis. Boats and trailers **MUST** be parked in a designed area and **MUST** display a **CURRENT** decal. The decal must be displayed on the tongue of the trailer and be visible. The price of the decal is \$100.00 per school year (August to August). The maximum projection of any trailer tongue from the curb is 20 ft. Improperly parked trailers or boats will be towed. Parking decals for boats and trailers can be picked up at the Foothills Property Management Office with **proof of residency** at University Place Condos. Foothills Property Management is located at 1017 Tiger Blvd.
9. **Personal Property and Obstructions** – The sidewalks, entrances, roadway and similar areas of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium; nor shall any carts, bicycles, mopeds, chairs, tables, or any other similar objects be stored thereon. Objects violating this paragraph may be removed without notice. The personal property of residents must be stored in their respective Units or in designed areas such as bicycle racks and moped/motorcycle parking spaces. **FINE: \$25.00**
10. **Plumbing/Water** – Toilets and other plumbing shall not be used for any purpose other than those for which they are constructed. No sweepings, rubbish, rag or other foreign substances shall be deposited in them. Any Unit Owner replacing a water heater must install a pan underneath the water heater as required by Code to help prevent and reduce water damage resulting from a leaking or burst water heater. Waterbeds are also strictly prohibited. The cost of any damage resulting from misuse or disobeying this section shall be borne by the Owner of the Unit responsible for the damage.
11. **Windows and Doors** – No Unit shall have any posters, artwork, aluminum foil or other covering except blinds placed in any window or glass door, nor shall any reflective substance be placed on any glass. Where sliding door curtains are not white or off white, they must be lined or “under draped” or “black-out” draped in white and liners must be approved by the Executive Board. Window-based HVAC units are strictly prohibited. **FINE: \$50.00**
12. **Noise** – All parties and gatherings must be confined to the inside of the hosts’ apartment. No Unit Owner, nor his family, guest, invitees or tenants, shall make or permit any disturbing noises in the Building, or upon the Common Elements, nor permit and conduct by such person that will interfere with the rights, quiet enjoyment or convenience of other Unit residents. No resident shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, sound amplifier or other sound equipment in his Unit in such a manner as to disturb or annoy other residents. No resident shall conduct, nor permit to be conducted vocal or instrumental instruction of practice at any time, which disturbs other residents. Between the hours of 10:30 PM and 7:00 AM, any unreasonably loud, disturbing or unnecessary noise is prohibited by the City of Clemson Code of Ordinances (Section 13-10). Report Noise violations to the Clemson Police Department by calling 864-624-2000. **FINE: \$100.00**
13. **Fireworks** are subject to the following limitations per the City of Clemson Code of Ordinances (Section 13-10). Report Fireworks violations to the Clemson Police Department by calling 864-624-2000. **FINE: \$100.00**
 - a. The discharge of any type of fireworks on or onto public or private property is prohibited without permission from the Executive Board.
 - b. The discharge of fireworks may also be banned by the city fire marshal or state authorities during drought conditions, high wind conditions, or other situations where the use of fireworks could pose a danger to life or property.
 - c. Generally, the discharge of any type of fireworks is strictly prohibited after 10:30 p.m. and before 10:00 a.m.
 - d. However, the discharge of legal fireworks is permitted at New Year's from 10:00 a.m. on December 31 until 1:00 a.m. on January 1.

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- e. Similarly, the discharge of legal fireworks is permitted on July 4 from 10:00 a.m. until 1:00 a.m. on July 5.
14. **Satellite Dishes** – Satellite dishes are not allowed to be attached to the roof of the Building nor on the building whatsoever. All cable and satellite wires must be buried. Any unused satellite dishes should be removed by the Unit Owner. **FINE: \$200.00**
 15. **Antenna** – No exterior antenna shall be permitted on the Building or Common Elements, except as is approved by the Executive Board. **FINE: \$200.00**
 16. **Odors** – No noxious or unusual odors shall be generated in such quantities that they permeate to other Units or Common Elements and become annoyances or become obnoxious to other residents. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation. **FINE: \$50.00**
 17. **Solicitation** – There shall be no solicitation by any person anywhere in the Condominium for any cause, charity or any purpose whatsoever, unless specifically authorized by the Executive Board.
 18. **Damage to the Condominium** – Unit Owners shall be liable for all damages to the Building caused by receiving deliveries, moving or removing furniture or other articles, and other activities conducted to or from the Building or, by themselves, their guests, and invitees. The throwing of foods such as, but not limited to, eggs and tomatoes, which may result in defacing the Buildings or the Common Elements, is strictly prohibited. No sports activities may be played outside that will cause damage to the Building. This includes games with balls that may break windows or dent the siding. **FINE: \$100.00**
 19. **Vandalism** – Any intentional or deliberate act to damage, mar, destroy, or deface any Building or any Common Elements is strictly prohibited. Immediately report acts of vandalism to the Clemson Police Department by calling 864-624-2000. **FINE: \$500.00 plus actual costs of repair**
 20. **Children** – Children will be the direct responsibility of their parents and legal guardians who must supervise them while they are within the Condominium. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of such children.
 21. **Roof** – No one is permitted on the roofs for any purpose, except as authorized by the Executive Board. **FINE: \$100.00**
 22. **Attire** – Residents and guests shall wear appropriate attire at all times on the Common Elements.
 23. **Compliance** – Every Unit Owner and occupant shall comply with these Rules and Regulations and revisions here, which from time to time may be adopted. Failure of a Unit Owner or occupant to so 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.

THESE RULES AND REGULATIONS WERE ADOPTED FOR THE GOOD OF ALL, IN THE HOPE THAT THEY WILL MAKE LIVING AT UNIVERSITY PLACE BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS, WHILE ALSO MAINTAINING PROPERTY VALUES FOR UNIT OWNERS. YOUR COOPERATION WITH REGARD TO THESE ITEMS IS APPRECIATED. THESE RULES AND REGULATIONS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF UNIVERSITY PLACE.

Revised: November 15, 2023

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