Book 209, Page 77

Inst # 202413297 DocType:D/REST Page 1 of 3
BKD:2724 PG:135 09/20/2024 at 02:14:37 PM
Fee:$25.00
PAUL MCGUFFIN REGISTER OF
DEEDS PICKENS CO., SC

GENERAL INFORMATION

PARKING AND VEHICLES – Parking in the fire lanes, No Parking Zones, and landscaping is prohibited. All residents will display a current parking decal in the rear window of their vehicle. NO BOATS, TRAILERS, MOBILE HOMES, VANS, OR COMMERCIAL VEHICLES SHALL BE PERMITTED. No vehicle which cannot operate on its own power or unlicensed vehicles shall be permitted at the Condominium. Repairing and washing of the vehicles is prohibited. Decals must be obtained from Valley Services. **Vehicles without decals may only park in spaces marked visitor.** The lot is randomly patrolled by Valley Services (864) 985-0505. Vehicles violating this paragraph shall be removed at the owner's expense, without notice. Please register your vehicle online at www.deathvalleytowing.net prior to picking up decal.

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

COMPLIANCE: Every unit owner and occupant shall comply with these Rules and Regulations and revisions hereto, which from time to time may be adapted. Failure of a unit owner or occupant to comply shall be placed on grounds for action that may include without limitation, an action to recover sums for damages, injunction relief, or any combination thereof.

POOL RULES: NO SWIMMING AFTER 11:00 PM. NO GLASS PERMITTED IN THE POOL AREA. ONLY INVITED GUESTS ARE ALLOWED AND YOU MUST BE ACCOMPANIED BY OWNER OR TENANT. PLEASE DO NOT LEAVE TRASH IN THE POOL AREA. PLACE ALL TRASH IN CANS. ANIMALS ARE PROHIBITED IN THE POOL AREA.

COMMON AREAS: Each tenant is responsible for removing trash brought into common areas. Trash receptacles are provided for disposal of trash. Large trash and objects must be hauled to landfill.

SECURITY: Promptly notify the Property Manager at (864) 654-1000 of any suspicious people or unusual activity on the premises. After hours, notify the Clemson Police Department (911).

FIRE PROCEDURES: If you discover a fire in your unit, please do the following:

1. Immediately call the fire department (911) and tell the dispatcher the floor and apartment number as well as your name and the address.
2. Without delay, leave the building and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.
3. Notify Foothills Property Management (864) 654-1000 and your landlord if time permits.

THESE RULES AND REGULATIONS WERE ADOPTED FOR THE GOOD OF ALL IN THE HOPES THAT THEY WILL MAKE LIVING AT CRAWFORD FALLS BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION AND REGARD TO THE AFORESTATED ITEMS IS APPRECIATED. THESE RULES WERE ADOPTED BY THE BOARD OF DIRECTORS OF CFOA.

November 8, 2023

Kevin McKinney
President
Crawford Falls

CRAWFORD FALLS OWNER'S ASSOCIATION
RULES AND REGULATIONS

In order to create the most desirable atmosphere possible, the Crawford Falls Owners Association (CFOA) has adopted the 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.

FINES

PETS: Owners, tenants, and guests are allowed to bring cats or dogs on the premises. The owner, tenant, or guest will be responsible for the Conduct of their pet. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
Examples of nuisance behavior are:

a) Pets whose unruly behavior causes personal injury or property damage.
b) Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently disturbing any person at any time of day or night. Pets may not be left unattended on balconies or patios.
c) Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
d) Pets who relieve themselves on walls or floors of common areas.
e) Pet waste must be cleaned up immediately from the grounds.
f) Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
g) Pets who are conspicuously unclean or parasite infested. (Must have monthly flea treatments that also destroy flea eggs).
h) Pets are never to be in the pool or in the pool area.
i) Cat litter must be properly disposed of – never in the toilet.

Fine for failure to obey the above rules:

a) $100 first offense
b) $200 second offense
c) Third offense – $500 fine and pet must be removed.

All pets must be registered with the Owner/Management Company of your unit, and with the Crawford Falls HOA. Restricted breeds of dogs include Pit Bull, Doberman pinscher, and Rottweiler. Dogs may not weigh more than 60 pounds.

Please contact Foothills Property Management if you see these pet rules being broken or abused. (864)-654-1000 or info@clemsonhousing.com.

TRASH: All trash bags must be tied and placed in the dumpster. Large trash and objects must be hauled to landfill. **UNDER NO CIRCUMSTANCES** may trash be left on the stairs, landings, decks and patios, or on the dumpster pad. **FINE: $25.00**

BEER KEGS: Beer kegs (empty or full) are not allowed on the premises. **FINE: $200.00**

BALCONIES: No clothing, flags, towels, trash or other similar items may be displayed or hung from the decks or porches. No hammocks attached to walls or rafters. Only patio furniture will be allowed. Objects in violation may be removed without notice. **FINE: $25.00**

NOISE: Noise from televisions, stereo equipment, musical instruments, and talking should be kept at a minimum at all times and MUST NOT DISTURB OTHERS. No unit owner, nor his family, guests, invitees or tenants, shall make or permit any disturbing noises in the buildings nor permit any conduct by such person that will interfere with the right to quiet enjoyment of other unit residents. **FINE: $50.00**

RECREATIONAL FACILITIES: Owner or tenant shall permit only his or her family members and invited guests, to use the recreational facilities. Failing to comply with or allowing family or guests not to comply with posted rules for the use of the swimming pool, clubhouse, fitness center, game room, computer lab, or parking areas will not be permitted. **FINE: $100.00**

GRILLS: No grills of any kind are allowed other than permanent grills installed at the complex. **FINE: $100.00 and removal of grill.**

SPEEDING: Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated.
FINE: $100.00

BICYCLES AND MOTORCYCLES: Bicycles or mopeds are not to be chained to the balconies or decks or landscaping. Motorcycle owners must protect pavement from kickstand puncture marks during warm weather. Under no circumstances are motorcycles or mopeds to be parked in the hallways, balconies or stairways. Vehicles in violation will be removed at owner's expense. **FINE: $50.00**

CIGARETTE BUTTS: ALL LEVELS will be given a 24-hour notice **to clean out flowerbeds and if not cleaned**, ALL LEVELS will be fined. **FINE: $25.00 EACH**

UNIT ACCESS: KEY(S): Beginning 30 days after notification, OWNER will be fined **$100.00 per month** or any portion thereof until key(s) required to access the owner's unit or access codes needed for Key pads and unit bedrooms are not in the possession of the Crawford Falls Owners Association Property Manager.

UNIT TEMPERATURE: OWNER shall ensure that the ambient air temperature inside their unit is maintained between 60 degrees and 90 degrees. When the ambient air temperature inside the unit is found to be outside this range or the HVAC system is found switched off, the OWNER will be fined **$100.00 for each occurrence.**

UNIT AUTOMATIC SPRINKLERS: Under no circumstances should automatic sprinklers inside the unit be painted or otherwise covered, nor should anything be attached or hung from these sprinklers. The UNIT TENANTS will be fined **$200.00 for each occurrence.**

November 8, 2023