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**Rules and Regulations**

**Stonecrest Villas Of Tega Cay Condominium Owner's Association**

LOCATION OF ASSOCIATION

**York County, Tega Cay, SC**

REGISTERED AGENT'S ADDRESS

**2012 W Highway 160 Suite 26**

**FT Mill, South Carolina 29708**

NUMBER OF PAGES (including this cover sheet)

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AFTER RECORDING, PLEASE MAIL A STAMPED COPY TO THE ASSOCIATION'S  
REGISTERED AGENT-

Henderson Properties

ATTN: Bethany Totherow

2012 W Highway 160 Suite 26

FT Mill, South Carolina 29708

*Recording of this document Requested and Authorized by the following Representative  
of Stonecrest Villas Of Tega Cay Condominium Owner's Association:*

Name Bethany Totherow

Signature *Bethany Totherow*

Title Community Association Manager

Date Signed January 3, 2019

***Rules and Regulations***  
**Stonecrest Villas Of Tega Cay**  
**Condominium Owner's Association**  
*(Revised December 31, 2018)*

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# *Rules and Regulations*

## **Introduction**

These rules and regulations have been set forth to expand upon the detail and information found in the Master Deed and Bylaws under which the Stonecrest Villas of Tega Cay Condominium Owners Association operates. All residents must support these Rules and Regulations in order to preserve the attractiveness and harmony of the community.

### **Important:**

If you sell your unit, pass these Rules and Regulations to the new owner. If you plan to lease your unit, your tenant must have a copy as well.

**Note:** Please file all Rules & Regulations revisions as you receive them.

Fines will be assessed to any owner and resident who does not abide by the rules. It is each owner's and renter's responsibility to read and fully comprehend the rules outlined.

Please refer to the Stonecrest Villas of Tega Cay website to view the Master Deed, Bylaws, Covenants and Restrictions, Rules and Regulations, Forms, etc., at: [www.mysvtc.org](http://www.mysvtc.org)

## **Management Company**

Henderson Properties is the management company for Stonecrest. Their duties include accounting services, the handling of homeowner complaints and inquiries, and the day-to-day management of contractors hired by the Board to maintain the common areas. Henderson Properties should be contacted in the event of an emergency or to answer any questions related to the Association. They have a 24-hour answering service for emergencies. Their address, phone number and email are:

Henderson Properties  
2012 W. Highway 160, Suite 26  
Fort Mill, SC 29708  
**704-970-4155**  
Monday-Friday,  
8:30am - 5:30pm

Community Association Manager:  
Bethany Totherow  
Contact Number: 704-970-4155 X 208  
Email: [hoa@hendersonproperties.com](mailto:hoa@hendersonproperties.com)

### **\* After Hours EMERGENCY Maintenance**

**704-535-1122**  
(press 9 for maintenance emergencies)

# ***Rules and Regulations***

## **Monthly Dues/Assessments**

Each homeowner is assessed monthly for the operation of the community. The assessment covers water and sewer, trash/recycle, street lights, insurance required by Master Deed, landscape, exterior maintenance, etc., and future reserves for streets, paint and roofs, etc.

The dues are payable on the first of each month. You may choose to have your monthly dues automatically withdrawn from your checking account. You may sign up at your bank or on Henderson Properties website at [www.HendersonProperties.com](http://www.HendersonProperties.com). If you choose to hand write and mail a check, please make your check payable to Stonecrest Villas of Tega Cay Condominium Owner's Association and mail with your coupon in the envelope provided with the coupon book or mail to:

Stonecrest Villas COA  
c/o HENDERSON PROPERTIES  
PO Box 105007  
Atlanta, GA 30348-5007

## **Delinquent Payment**

A late fee of 4% of the monthly assessment is assessed on the 16<sup>th</sup> day of each month on any overdue amount(s). Late interest at 18% per annum will also be charged each month. This will continue to be assessed until all overdue amounts are paid. Should a delinquency continue to the point that the association files a lien for collection; an additional administrative fee of \$99.00 will be charged to the account. The Board may file a lien for collection on any unit that is more than ninety days overdue. The By-Laws provide that any unit remaining in this delinquent status be subject to loss of the common area privileges and possible sale through foreclosure.

## **Insurance**

All owners are required to maintain and submit to Henderson Properties a copy of their HO6 insurance policy at the initial and each renewal period.

## **Leases**

If a Homeowner rents their unit, a copy of the lease is to be submitted to Henderson Properties. The renter must be supplied with a copy of Stonecrest Villas' Rules & Regulations and the Homeowner is responsible for seeing that this is accomplished. Rules & Regulations are available at [www.mysvtc.org](http://www.mysvtc.org).

# *Rules and Regulations*

## Animals/Pets

1. All animals, when outdoors, shall be maintained on a leash not more than eight feet in length. They shall be supervised by a responsible individual at all times. Cats may not roam free outdoors.
2. All pet owners are responsible for immediate clean up of all pet litter. Pet owners in violation of these policies are subject to a fine per occurrence.
3. Pets should not be walked regularly on the lawn as their waste will cause browning. Dog walking is permissible along Ledgestone Court, in the park, or along Stonecrest Blvd.
4. No pet shall be tethered outside.
5. Dogs must have a rabies tag.
6. Pets are not allowed in the clubhouse and pool area.
7. The City of Tega Cay does NOT require a pet license.
8. Complaints about barking dogs need to be directed to the City of Tega Cay Police Department

### **From the Master Deed:**

Section 8.7. Pets. No Owner or Occupant of a Unit may keep more than one (1) dog or cat at any given time without prior approval from the Declarant or the Executive Board. An Owner or Occupant may keep in his or her Unit a number of smaller, generally recognized household pets, such as fish or hamsters, subject to such rules and regulations as may be adopted by the Executive Board. No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose. Pets may not be left unattended outdoors or kept unattended outdoors, including on any patio areas. Dogs must be kept on a leash and be under the physical control of a responsible person at all times while on the Common Elements. The owner of the pet or person responsible for the pet must remove any feces left upon the Common Elements by pets. No other animals, livestock, or poultry of any kind shall be kept or maintained on the Property.

# *Rules and Regulations*

## Clubhouse Rules

1. To reserve the clubhouse for a private function, a request may be presented to the Clubhouse/Pool Committee up to 12 months in advance and at least two weeks ahead of the rental date or closer to the date if approved by the Clubhouse/Pool Committee.
2. If not already reserved by the Social Committee, the Clubhouse may be reserved during the following holidays 30 days in advance: Thanksgiving, Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, Super Bowl Sunday, Valentine's Day, Memorial Day, July 4, Labor Day and Halloween.
3. The cost to reserve the clubhouse is \$200.00 (one check applied as follows: \$75 rental fee and refundable \$125 security deposit). Please refer to the Club House Rental Agreement for additional information (see [www.mysvtc.org](http://www.mysvtc.org)).
4. Only Stonecrest Villas Homeowners in good standing (not delinquent in homeowner assessments or in violations of Rules and Regulations within the last 3 months) or a Renter, age 21 or older, and in good standing, may rent the clubhouse. If the requestor has had a rules violation the board may, in its sole discretion, decline the rental request.
5. Non-rental use of the clubhouse is limited to Stonecrest residents and their guests. The clubhouse must be rented for outside groups such as book clubs, card clubs, etc. Only the Social Committee has the authority to sanction weekly/regular activities (e.g., Mah Jong, Canasta, Mexican Train, Poker, dinners and other parties).
6. Clean up, including removal of all trash, trash bags and recyclables is the responsibility of the person/group reserving the clubhouse.
7. Any damages to the clubhouse, furniture or equipment will be assessed against the security deposit. Remaining monies due will be submitted to the condominium association for collection by the 1<sup>st</sup> of the following month.
8. Neither the pool area nor the exercise room may be reserved.
9. Clubhouse hours are from sunrise to midnight.
10. The clubhouse is a non-smoking facility.
11. The thermostat setting for the main room of the clubhouse is 76 in summer and 68 in winter.
12. Wet bathing suits are not permitted in the clubhouse and exterior entrances to bathrooms are to be utilized. Pets are not permitted in the clubhouse and pool area.
13. The Board of Directors reserves the right to temporarily amend the rules in the interest of the community with written and posted notice.
14. All persons 16 years of age and younger must be accompanied by an adult resident to use either the clubhouse or the exercise room. (The term "adult" is defined as 21 years of age or older.)

*Clubhouse Rules Continued On Next Page---->*

# *Rules and Regulations*

## **Clubhouse Rules continued:**

15. All regularly scheduled events using the clubhouse must be approved by the Social committee and the Board per the Social resolution posted on the website <http://www.mysvtc.org/>. These approved activities are to be published in the Ledger and posted at the clubhouse.
16. Only one regularly scheduled group activity may be scheduled on the same day and time and scheduled for no more than 3 hours. Groups may continue to meet beyond 3 hours provided no other group is scheduled immediately after them. Example: Group A schedules every Monday morning from 9-12:00. Group B may be scheduled from 12:00-3:00 pm.
17. If a non-scheduled group wants to use the clubhouse at the same time as a regularly scheduled group, the non-scheduled group may use the conference room.
18. All regularly scheduled activities approved by the social committee and board must be open to all residents.
19. As a matter of security, the clubhouse access codes are NOT to be given to any non-resident which includes any guest, temporary house guest, household worker, or guests attending clubhouse social functions. Only residents are authorized to open the doors and must remain in the general vicinity of the clubhouse when guests are present. When clubhouse business concludes, residents are responsible to lock all clubhouse doors.

# *Rules and Regulations*

## Exercise Room

1. At all times, anyone sixteen years and under must be accompanied by an adult resident twenty-one years of age or older.
2. Children age ten and under are not permitted in the exercise room.
3. Shirts and appropriate shoes must be worn at all times. Bathing suits, flip flops, sandals, bare feet and open-toe shoes are not permitted.
4. Sanitary wipes are provided, please clean the machines you have used.
5. Only water bottles are allowed; food and drinks are not permitted.
6. If you do not know how to safely operate a piece of equipment, please do not use it.
7. Equipment must be returned to its proper location after use. No slamming or dropping of weights is permitted.
8. Personal items should not be hung on the equipment or the scale. Please use chairs located outside of the exercise room or the hall closet.
9. It is recommended that you bring your cell phone with you for emergency use only.
10. Turn off lights, fans, TV and make sure thermostat is set at 76 in summer and 66 in winter. Windows and doors must be left closed at all times.
11. Stonecrest Villas is not responsible for lost or stolen items.
12. Report any equipment problems to Henderson Properties at 704-535-1122 ext.208



# *Rules and Regulations*

## Exterior Maintenance

*\* Residents may not make any changes to exteriors or display/store any items outdoors except for those expressly permitted in the following Rules and Regulations*

1. An ARC (Architectural Request for Change) proposal is required for all exterior alterations and/or additions such as in-ground sidewalk lights, satellite dish, storm door, and sun tunnels. Please refer to the ARC form found on Stonecrest's website ([www.mysvtc.org](http://www.mysvtc.org)). No penetrations or changes to the exterior are allowed without a Board of Director's approved ARC. No alterations, fences (including invisible fences), walls, decks, awnings or enclosures of any type are allowed. Owners are also responsible for the cost of any and all repairs or maintenance which the Association must perform as a result of an unapproved alteration.
2. All Window coverings (with no visible damage), whether draperies, blinds (vertical or horizontal) or valences must be white or off-white on the exterior side.
3. No television antenna or satellite dish can be installed on the exterior of the building(s) or on the common area without the prior written consent of the Board via an ARC form.
4. All personal property, such as lawn chairs, patio tables, grills, etc., must be kept within the patio or in the attached garage. Bicycles, motorbikes, motorcycles, and scooters must be kept in the garage. Personal property maintained within the patio may not be visible above the patio fence, with the exception of flower boxes, approved shepherd's hooks, patio table, umbrellas and grills. If no patio fence exists, height rule still applies.
5. Grills containing a propane tank, charcoal or other flammables cannot be kept in the garage. Insurance recommends that no propane tanks are to be stored or used in the garage or living area of the structure. Propane tanks detached from the grills must be stored outside on the patio. While in use, grills must be 10 feet from the unit.
6. Due to safety concerns, the use of fireworks and fire pits are not permitted anywhere on the property including patios.
7. Nothing may be hung or displayed from inside the window except professionally prepared "For Sale" and "For Rent" sign (maximum of one "For Sale" or "For Lease" sign, no larger than nine square feet) or security system decals (maximum of one per side or two total per unit). Realtors can place one for sale sign on the property. Political signs are not permitted.
8. The following items are strictly prohibited: yard signs, yard or lawn ornaments such as a pink flamingo, artificial flowers, bird feeders utilizing seeds, windsocks, wind chimes, decorative flags, cypress mulch, swing sets, hose reels, laundry poles, clotheslines, statues of any kind, or other such items. Swim suits, towels, rugs, grill covers, etc. may not be hung over any patio wall/fence or shrubbery.
9. Hanging planters may be hung on the patio fence, externally or internally. The hanging planter must be constructed of black wire and affixed with black brackets, fasteners and ties only. The black color must match the patio. The size of the hanging planters must not exceed 36" X 12" X 12".

# *Rules and Regulations*

## Exterior Maintenance – continued

10. Holiday lights and decorations are permitted on the patio provided the decorations do not cause damage to common elements. Lights and ornaments are permitted on trees. Flashing lights, blow up figures, plastic decorations, light projectors, and laser lights are strictly prohibited. No decorations in the grass are permitted. However, decorations are permitted in the mulch. Christmas Decorations may not be displayed before Thanksgiving Day and must be removed by January 7<sup>th</sup>. Owners are responsible for the cost of any and all repairs or maintenance which the association must perform as a result of putting up or taking down decorations.
11. The American Flag may be flown or displayed following normal flag protocol\* provided that an ARC request has been approved for the display location and method of attachment. Residents may place flags or other items pertaining to National Holidays/Days of Remembrance (Memorial Day weekend, Independence Day weekend when it falls on a Monday, Flag Day, Veterans Day, September 11, and Labor Day weekend) on their patios or lawn areas. All displayed items can be displayed from dawn of the previous day and must be removed by sunset on the day of celebration. In no case can anything be attached to the building in a way that results in damage.

### **\*Public Law 94-344 also known as the Federal Flag Code**

Traditional guidelines call for displaying the flag in public only from sunrise to sunset. However, the flag may be displayed at all times if it is illuminated during darkness. The flag should not be subject to weather damage, so it should not be displayed during rain, snow and wind storms unless it is an all-weather flag.

## Garbage And Recycle

1. Garbage collection regulations require that containers and recycle bins not be set out prior to 2:00 p.m. the day before collection, and the containers must be picked up and put away by 9:00 p.m. the day of collection.
2. All garbage for collection must be set out at the main street. Containers, when not set out for collection, must be kept inside the garage. Containers are not allowed on the patio areas.
3. All garbage is to be bagged and placed in the containers provided.
4. Signature Waste can **no longer collect glass in the recycle bins**. Also, if glass or food residue gets mixed in with approved recycle items, it **contaminates the whole truck load of recycle**. **The only items currently accepted for recycle are:**
  - Cardboard (trash the plastic paper from of boxes of cereal, cracker, etc.)
  - Clean paper (NO GLOSSY PAPER OR MAGAZINES)
  - Number 1 and 2 **CLEAN** plastic bottles
  - Newspaper

**NOTE:** If the Waste and/or Recycle vendor changes in the future, homeowners will be expected to follow their regulations for recycling and garbage collection.

# *Rules and Regulations*

## Landscape

### Flowers--(does NOT require ARC Request )

1. Only annual/perennial flowers may be planted in the common mulch area around the building but not in tree rings. Maintenance of the flowers is the responsibility of the homeowner.
2. Annuals/perennials which are not maintained during the growing season will be removed by the landscape contractor and the cost for removal will be billed to the homeowner.

### Bushes/Shrubs/Trees – (Requires an ARC Request)

No, bushes/shrubs or trees may be planted without an approved ARC request.

### Stepping Stones--(does NOT require ARC Request)

Stepping stones may be placed in the mulch area of your unit following the following SPECS:

1. Stepping stones are to be placed in mulch areas only, not on grass
2. Must be brown or slate in color to blend with mulch
3. Dimensions of each stone are not to exceed 18" X 18"
4. Stone or simulated stone material must be used

### Bird Feeders--(does NOT require ARC Request )

1. **Seeded Bird Feeders are strictly prohibited.**
2. Only two Humming Bird Feeders per unit are permitted. Feeders may be hung utilizing a shepherd's hook and placed in mulch areas (not including tree rings) around the building.
3. Feeders cannot be hung from the patio fence or from the exterior of the unit including window glass. Please see Shepherd's Hook page for additional information.
4. Each Humming Bird Feeder is not to exceed 16 ounces of nectar and is required to have an ant guard and to be cleaned periodically.
5. When the season for Humming Birds is over (cooler weather), the feeder(s) should be removed.

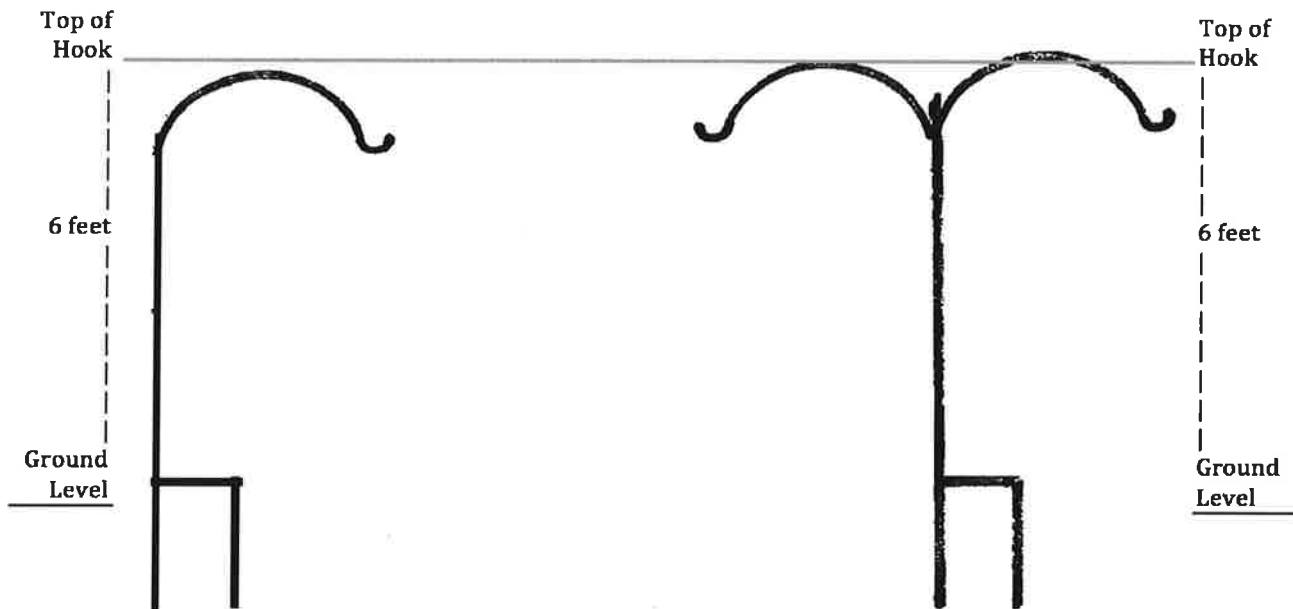
# Rules and Regulations

## Landscape – Continued

### **Shepherd's Hook**—(does NOT require ARC Request )

1. Shepherd's Hook(s) are to be of a conventional design similar to those pictured below.
2. The color is to be black and of a metal material in body to match the patio fencing.
3. The top of the hook is not to exceed 6 feet above ground level after installation.
4. Pole(s) are to be located in the mulch around the patio/porch or the mulch area (not in the tree ring) around the unit and used only for potted flowers or hummingbird feeder(s). Only a maximum of two hummingbird feeders are permitted.
5. Installation must be perpendicular to the ground surface.
6. When installing, take care to avoid damage to the irrigation drip lines as you will be responsible for such damage and the cost of resulting repairs.
7. Dead plants are to be removed from the Shepherd's hooks and discarded.

**Two poles maximum with 4 hooks each are allowed for each villa.**



# ***Rules and Regulations***

## **Other**

In-ground Sidewalk Lighting, Satellite Dish, Storm Door, and Sun Tunnel **require an ARC form.** Specifications are included in the following sections.

### **In-Ground Sidewalk Lights**--(*requires ARC Request*)

1. At the time an Architectural Request for Change ("ARC") form is submitted for approval, a photograph of the in-ground lights and an illustration of location of lights is required.
2. Spot lights or up lights are not permitted.
3. Lights are only permitted along sidewalk areas and around patios.
4. Color of light housing is to be silver, bronze or black.
5. Height is not to exceed 24" above ground.
6. Maximum diameter not to exceed 8".
7. Spacing: lights must be spaced a minimum of 3 feet apart.
8. Color of lights: no colored lights are permitted.
9. Owners are responsible for the cost of any and all repairs or maintenance which the Association must perform as a result of the alteration.

### **Satellite Dish**--(*requires ARC Request*)

1. An Architectural Request for Change form ("ARC") is required before proceeding to add a Satellite Dish for TV reception.
2. The location of a Satellite Dish is on the roof.
3. Installers must be licensed and insured by the City of Tega Cay.
4. Owners are responsible for the cost of any and all repairs or maintenance which the Association must perform as a result of the alteration.

# ***Rules and Regulations***

## **Storm Door**--(requires ARC Request)

An Architectural Request for Change form ("ARC") is required before proceeding to add or change a storm door. Examples of acceptable storm doors are listed below. If another manufacturer's door is contemplated being used, submit a photograph and detailed description with the ARC form. Installers must be licensed and insured by the City of Tega Cay.

- Full view Doors
  - Pella Select, clear glass, Putty color, Bright Brass hardware ~ Larsen
  - Signature, clear glass, Sandstone color, Brass hardware
  
- Retractable Screen Doors
  - Pella Montgomery, Putty color, Brass hardware
  - Larsen Tradewinds, Sandstone color, Brass hardware

Vendor: Lowes

- Pella website:  
[www.pella.com/doors/explore-door-styles/storm-doors.aspx](http://www.pella.com/doors/explore-door-styles/storm-doors.aspx)  
Customer Service: 800-374-4758
  
- Larson website: [www.larsondoors.com/storm\\_doors/](http://www.larsondoors.com/storm_doors/) Customer Service: 800-352-3360

## **Sun Tunnel**--(requires ARC Request)

An Architectural Request for Change form ("ARC") is required before proceeding to add a sun tunnel skylight. Installers must be licensed and insured by the City of Tega Cay.

1. Homeowner must install the Velux 10" or 14 inch in diameter Sun Tunnel Skylight. Sun Tunnels larger than 14 inches are not permitted.
2. Installation type, rigid or flexible, must be stated in ARC request
3. Owners are responsible for the cost of any and all repairs or maintenance which the Association must perform as a result of the alteration.

# *Rules and Regulations*

## Parking and Vehicle Regulations

The Association has adopted several rules with regard to common area parking. The Board has given the Management Company authority to tow vehicles improperly parked.

1. All parking by residents and guests must be: (a) within the garage, (b) in the common area in front of the garage door or (c) along Ledgestone Court for a period of time not to exceed twenty- four (24) hours. If street parking is utilized, vehicles can only be parked on one side of the street not blocking mailboxes. Parking spaces at the Clubhouse are designated for those who are using the Clubhouse or pool. Clubhouse parking is not to be used for additional personal parking and vehicles may be towed if parked for a 24-hour continuous period.
2. No boats, trailers, motor homes, trucks (larger than a ¼ ton pickup), RV's or any vehicles with commercial advertising are permitted to park on any street.
3. Inoperable vehicles or vehicles with flat tires, broken windows, or expired tags cannot be parked within the community.
4. No repair work is permitted on vehicles in common areas including each driveway (except for emergency work such as flat tire, battery charge, e.g.).
5. No vehicle shall be parked in any manner which blocks any street or driveway, or the ingress/egress to any garage other than the owners.
6. There is absolutely no parking on the grass.
7. Bicycles, motorbikes, motorcycles, **golf carts**, and scooters must be kept overnight in the garage.
8. The use of golf carts is permitted as follows:
  - Follow South Carolina laws governing golf carts as published on the Tega Cay web site
  - Follow Tega City ordinances governing golf carts as published on the Tega Cay web site
  - Only own one electric golf cart per unit.
  - Pay the annual administrative fee charged by the association management company
  - Submit the initial copy of insurance policy coverage and each renewal period to the association management company
  - Follow Stonecrest Parking and Vehicle Rules and Regulations listed above
  - Not to be ridden on sidewalks
  - Must park between lined parking spaces when parked at the clubhouse
9. The speed limit within the community is 14

# *Rules and Regulations*

## Pool

1. The pool is open at 6:30 a.m. and closes at 9:30 p.m.
2. The pool is for the exclusive use of the residents and their guests. Each household is limited to six guests who are not members of their household. An adult resident 21 year of age or older must be in the clubhouse area when the guests or anyone under 16 years of age are using the pool.
3. No running, diving, roughness, excessive splashing, profanity or being intoxicated is allowed in or around the pool area. Be a good neighbor.
4. Drinks and snacks are permitted at the tables. However, no glass bottles or containers are allowed in the pool area. Drinks and snacks are never permitted in the pool. All trash must be put in plastic bags and then deposited in the trash container provided.
5. Portable music devices (small radios, MP3 players, etc.) are permitted for personal use. Consideration of others must be exercised when listening to music.
6. You must shower before entering the pool. When wearing a wet bathing suit, use the exterior doors to the bathrooms. Wet bathing suits are not permitted in the clubhouse.
7. Rings, noodles and flotation devices are permitted.
8. Proper swimming attire is required. No cutoffs or shorts are allowed. No toddlers or infants unless wearing a swim diaper are allowed in the pool.
9. Animals or pets are not allowed in the pool, pool area or clubhouse.
10. The phone at the pool is direct dial to emergency (911).
11. All persons using the pool and pool facilities do so at their own risk and sole responsibility. There is no lifeguard.
13. Any homeowner who is delinquent with their association dues may have their pool privileges suspended upon a hearing conducted by the Board of Directors.
14. Smoking is not permitted in the pool area or sidewalks between or adjacent to the clubhouse.
15. Balloons are strictly prohibited in the pool area.



# Rules and Regulations

## Violation Fine Schedule

Violation Category	Specific Description	Days to Correct	Daily Fines		Immediate Fine Per Occurrence
			Day 11 to Day 30	Day 31 & Thereafter	
Insurance Verification	Failure to provide copy of current HO6 policy	10	\$10.00	\$25.00	n/a
Lease Violation	Failure to provide current copy of lease, valid lease	10	\$10.00	\$25.00	n/a
Pet Violation	Too many pets without an approved waiver	30	n/a	\$25.00	n/a
Pet Violation	<del>Barking dog</del> , dog off leash, failure to pick up after dog	Immediate	n/a	n/a	\$25.00
Patio Clutter	Holiday lights past removal date, violation of height rule	10	\$25.00	\$25.00	n/a
Fire Pit	Fire pits not permitted	Immediate	n/a	n/a	\$25.00
Common Area Damage/Alteration	Damage to building exterior, limited common area, common area, Cost of restoration by COA assessed to violating party.	10	\$25.00	\$50.00	\$50.00
Unit Maintenance Violation	Improper or broken blinds, window coverings, damage to unit windows/doors/garage door	10	\$10.00	\$25.00	n/a
Improper Signage	Improper placement of for sale/rent sign, too many signs in unit windows or on common area, vendor commercial signs	10	\$10.00	\$25.00	n/a
Noise Violation	Noise from unit disturbing neighboring units (nuisance)	Immediate	n/a	n/a	\$50.00
Vehicle Violation	Improperly licensed vehicles ( <b>including Golf Carts</b> ) parked on common area, vehicle repairs on common area, commercial vehicles over ¾ ton on property, vehicle parked on grass	Immediate	n/a	n/a	\$25.00
Parking Violation	Trailers or recreational vehicles parked	Immediate	n/a	n/a	\$25.00
Pool Violations	Glass containers, failure to clean up	Immediate	n/a	n/a	\$25.00
Unapproved Architectural Change	Cost of restoration by COA assessed to violating party.	10	\$10.00	\$25.00	\$100.00
Shepherd Hooks	Not complying with Rules and Regulations	10	\$10.00	\$25.00	n/a
Stepping Stones	Not complying with Rules and Regulations	10	\$10.00	\$25.00	n/a
Trash Cans	Trash cans out before 2pm day before collection, or after 9pm day of collection	10	\$10.00	\$25.00	n/a
	Trash cans left out over night	Immediate	n/a	n/a	\$25.00
Rules & Regulations	All other violations not in compliance with the current Rules and Regulations	10	\$10.00	\$25.00	n/a

### NOTES:

The Association reserves the right to have any inoperable, abandoned or improperly parked vehicles (**including Golf Carts**) towed from any common area including parking in the Clubhouse parking lot at owners' expense.

A violation will remain in effect for 12 months from the date of the first violation letter. If no additional instances of the cited violation occur within this 12 month period, the violation will be retired. Once a violation is retired, any future occurrences will be treated as a new violation and the process will start with a first violation notice.

Should additional instances of the violation occur within the original 12-month period, the violation will be continued until no further instances are experienced for 12 months