

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

**CARRIAGE HILL HORIZONTAL
PROPERTY REGIME
RULES AND REGULATIONS**

Pursuant to SC Code 27-30-130 (a) (1) and the Master Deed for Carriage Hill Horizontal Property Regime recorded January 4, 1981 in Book D563 at Page 435, the undersigned Property Manager of Carriage Hill Horizontal Property Regime certifies that the attached rules are the operative Rules and Regulations of the Association.

**CARRIAGE HILL HORIZONTAL
PROPERTY REGIME**

BY: Michelle Miller (SEAL)
Michelle Miller
Property Manager

April 2, 2019

Book 2382-3046

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ByLaws - HOA

Fee: \$11.00

County Tax: \$0.00

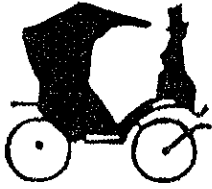
State Tax: \$0.00



2019022161

John T. Hopkins II

Richland County R.O.D.



Carriage Hill Homeowners Association

Rules & Regulation

The following are the community rules for Carriage Hill Condominiums. These rules are in accordance with the Master Deed and By Laws of Carriage Hill. In the event of an unexpected problem which is not covered by these rules, the Master Deed and By Laws will be the ruling documents.

We urge each resident to adhere to these rules for the safety and benefit of all residents. The rules are designed to maintain a harmonious, safe and pleasant living environment.

Each unit at Carriage Hill is privately owned. Many of the units are owner-occupied, although some are owned by investors and rented to non-owner tenants. We ask that all tenants respect Carriage Hill and treat it as if it were their own home.

We take pride in our community and are open to any suggestions that may enhance our community.

Please note that the Board of Directors has the authority to fine individuals who do not abide by these rules.

Important Numbers:

EMERGENCIES:	911
Forest Acres Police:	782-9444
Richland County Sheriff:	799-6100

Disturbances, Noises, etc.: No resident shall permit or cause any disturbing noises, boisterous conduct, or other acts which disturb the peace and quiet of other residents. Televisions, radios, stereos and musical instruments shall be played at a reasonable level at all times.

Security: It is the responsibility of all residents to ensure a safe community. Please lock all doors and windows when you are away from home. If you are aware of a suspicious or disturbing behavior, please call the Forest Acres police department.

Garbage: Pick up for trash and recyclables is Monday. (Please do not park in front of trash bins on Mondays)

All household trash, garbage must be placed in plastic bags then put in the outdoor container located in the fenced garbage areas around the driveway. For better access to the back containers, the gates on the fences can be opened.

Recyclables should be placed in the containers stored on the outside of the garbage areas. These containers are marked "recycle only" and will not be picked up if they have other items in them.

Yard clippings and large items (such as furniture, boxes, etc) must be taken to the street. We currently place such items on the south end of the property next to Crayton Middle School. Do not leave bagged yard trash on the common area, expecting someone to pick it up for you. If you are unable to pick up your own trash, call AMP, LLC and we will assist you.

Cigarette butts and other debris must be disposed of properly and not thrown onto yards or into flower beds.

Hallways and Common Areas: As required by Fire Code, no driveways, sidewalks, passageways, stairs, or hallways shall be obstructed or used for any other purpose other than ingress and egress. Residents shall not place trash, discarded plants or other unsightly articles in the hallways.

Parking/Vehicles: Parking shall be in designated spaces only. To obtain the parking space number for your unit, please call the managing agent.

No boats, trailer, or campers shall be left parked on property without permission of Management. No motorized vehicle shall be driven or parked on sidewalks or grassed areas. Any unregistered or illegally parked vehicles will be towed away at owner's expense. Please respect the Five minute Loading Zone space.

Parking at curbside is prohibited by order of the Fire Department. Fire truck and ambulances cannot maneuver past curb-parked vehicles. **If you are loading or unloading at curb, this must be a temporary park (10 minutes) and do not park up on grass as the sprinkler system runs along curb.**

There are additional spaces at the back of the complex for visitors and residents with more than one vehicle. The one open spot under shed D is for visitors only.

Outdoor Cookers/Grills: The use of grills and other outdoor cookers on the porches or balconies is prohibited. These cookers may be used on the grassy areas beyond the building overhang. Care must be taken to protect the grass from being burned by ashes. It is recommended that residents wishing to cook outside purchase an ash catching tray to place under the cooker. These trays are available at most large hardware-type stores (Home Depot, Lowes, etc).

Please use caution in storing all gas grills, gas and charcoal. Gas grills or propane tanks CAN NOT be stored on patios or balconies. This is a violation of the SC Fire Code. DO NOT dump coals on grounds or on adjacent property. Cold coals should be placed in a plastic bag and then put in trash containers.

Hazardous Items: The use of rifles, BB or pellet guns, slingshots, firecrackers or any comparable weapon or noisemaker on the premises is strictly prohibited.

Windows/Doors/Patios/Balconies: Window treatments should have white or off-white backing and be neat in appearance from the exterior of the home. DO NOT hang sheets or towels from windows or door. No mops, towels, rugs, or other materials shall be hung from or placed on the rails, porches or patio fences. Only porch furniture, grills and other items specifically intended for outside/patio use may be stored on patios/balconies.

Renovations: The Property Manager for Carriage Hill shall be notified in advance of all renovations involving plumbing, electrical, or structural changes within a unit at Carriage Hill. The City of Forest Acres requires that a Building Permit be secured from the city for all renovation work. A Master Tradesman must secure this Permit. As a notice of such work, a copy of the Building Permit must be provided to the Property Manager. Examples of the renovation covered by this Policy include, but are not limited to: installations of electrical outlets, installation of new plumbing to accommodate a new appliance, cutting or altering walls.

Pets: Pets must be on a leash at all times. They may be walked on the grounds in the area across from building 3, designated as the "dog walk" area. All pet feces must be removed and discarded by pet owner. There is a \$25.00 fine for those who do not put their pet on a leash and/or do not clean up after them with an additional \$25.00 fine for each occurrence.

If an animal becomes disturbing to others by barking, digging, scratching or other undesirable behavior, the Board has the authority to:

1. Ask the owner of the pet to correct the problem within five (5) days of receiving a notice of complaint
2. require that the pet be removed from the premises
3. fine the pet owner for disturbances by the pet

No pets are allowed on the premises unless accompanied by the owner, including cats! No Exceptions!

Laundry Rooms: Please use common courtesy when using the laundry rooms. Remove laundry from washers or dryers when the machine stops. When possible, try to reserve Saturdays for those people who work outside the home and only have the weekend for such household chores.

Please place all large trash (detergent boxes and bottles, bleach containers) in the outside garbage areas. Reserve the use of the trash cans in the laundry rooms for small trash (lint, dryer sheets, etc). If you are physically able, we ask that you empty this trash container if you find it full. Also, a broom and dustpan are provided. Please sweep the area if you can.

Please close laundry room doors when you leave and turn off lights.

Pool Rules: The following rules apply to both pools:

1. Please observe all posted signs and observe rules. Pools will close at dusk. Per DHEC there is not night swimming.
2. Since no lifeguards are on duty, persons using the pools do so at their own risk.
3. A responsible adult must accompany children under 16 years of age.
4. Guests must be accompanied by inviting resident. Any non-resident not accompanied by a resident will be asked to leave the area.
5. Residents are responsible for the safety and conduct of his/her guests.

6. Floats, etc. of reasonable size may be used, but may NOT be left in or around the pool when not in use. Please show consideration for others who may be in the pool at the time.
7. The lifeline may be removed for swimming laps, but MUST be replaced before leaving the pool. No sitting, standing or playing on rope.
8. Lower umbrellas when leaving area to prevent damage from strong winds, etc.
9. Small children should be supervised so as not to create a problem with adults who may not have access to the pool except after working hours. Regular diapers **are not** to be worn in pool. Swimmers must be worn and disposed of at resident unit and not in trash can at pool. Anyone allowing children to swim who are not in appropriate attire will be asked to leave.
10. **NO GLASS** allowed in pool area. Plastic bottles, cups or cans only.
11. Place all trash in receptacle provided. If receptacle full, please take your trash with you.
12. **NO PETS** allowed in the pools or areas surrounding the pools.
13. There are to be no grills on/in the pool deck area or fenced area.

Landscaping: The Board of Directors encourages your help in the beautification of Carriage Hill. To maintain the integrity of the existing landscaping, we ask that you obtain board approval prior to planting any shrubbery on the common area. Please feel free to plant small blooming plants and annuals in beds on the property.

Signs/Yard Sales: NO signage of any kind can be on shown in windows or on property. This includes but is not limited to For Sale and For Rent signage. NO sales of any kind (yard sale, estate sale, garage sales, etc) are allowed on Carriage Hill property. For Open House sign regulations, please contact HOA managing agent.

Maintenance: General requests for non-emergency exterior or common area maintenance or repairs should be called into HOA managing agent or written out and placed in the drop box at the guard house. If you have water coming from unit above you, please knock on there door and see what may be leaking before calling management.

After-Hours and Weekend Emergencies: In the case of an after-hours maintenance emergency, call HOA management and follow the instructions on the voice mail. We will return your call promptly.

Complaints: All complaints should be addressed in writing to the HOA managing agent. If you do not get satisfactory response from agent, please contact a board member.

Process of violation notification: Resident and/or owner will be notified of violation which must be remedied immediately. If violation is not remedied or continues to be an issue, the Board of Directors for the Association has the right to assess violation penalties to the unit.