

99 Wyatt Avenue Homeowners Association Summary of Rules and Regulations

To create the most desirable residential atmosphere possible, the Board of Directors of 99 Wyatt Avenue Homeowners Association (HOA) is providing this summary of the Rules and Regulations found in the Bylaws and Master Deed. Owners should complete the back, make a copy for yourself, and return this to Foothills Property Management. Residents will be asked to acknowledge that they have received a copy of these rules. Please note that violators will be fined for infractions as indicated below.

1. **Occupancy:** The City of Clemson has set the maximum occupancy for each Unit to three (3) unrelated occupants (family members are considered one occupant). Violating maximum occupancy laws will result in a \$500 fine in addition to any penalty assessed by the City.
2. **Parking:** See separate parking regulations. All residents must register their vehicles to obtain a parking decal. A fee may be assessed for resident and/or visitor parking. No parking or driving in landscaped or grassy areas. Fine: \$100 plus the cost of any property damages.
3. **Motorized Bikes:** Mopeds may only be parked at one of the bike racks or in front of your car in one of your assigned spaces. They must be registered at 4towing.net and are subject to towing as outlined in the parking regulations. Do not drive on walkways. Fuel container storage is prohibited. Fine: \$50
4. **Non-Motorized Bicycles:** Bicycles may be stored at a bike rack or on your deck or patio as long as they do not block passages or walkways. Bikes may not be attached or chained to any railing or building structure. Fine: \$50
5. **Pet Policy:** The HOA does not prohibit domestic pets providing that they are not a nuisance to other residents. Tenants may be subject to a lease with a pet policy specific to a Unit. Pets must be on a leash at all times when they are outside and pet owners must clean up their pets' waste. Pet owners may not breed animals or put up fences, runs or exterior crates/cages. Fine: \$100
6. **Trash:** Dispose all trash in one of the two, centrally located dumpsters. Do not litter or leave trash, bottles, cans, etc. outside your door, on patios or decks, in the parking lot, on the ground next to the dumpsters, or toss trash over the fence surrounding the dumpster. Fine: \$100
7. **Decks and Patios:** Only outdoor furniture is permitted on decks and patios. Do not cover decks with carpeting or attach anything to the wood. Do not leave patio umbrellas up when not in use as they may blow over and cause damage. No more than ten people on a deck. Fuel container storage is prohibited. Fine: \$50 plus any damages
8. **Kegs** are not permitted on decks or patios. Fine: \$200
9. **Grills** may not be used within ten feet of any structure, on decks or under a wooden deck. If grills are not moved away from buildings before use they will be prohibited. Fine: \$100 plus any damages
10. **Satellite Dishes:** Satellite dishes are not to be attached to any part of a building or roof. Satellites may only be on a tripod on your deck. Do not put holes in the deck. Satellites are not allowed on the grounds of the property ANYWHERE. Fine: \$200 plus cost of removal
11. **Roof:** Being on the roof is strictly prohibited. Fine: \$100 plus damages
12. **Noise:** No one shall make any noise that will disturb or annoy the occupants of any other Unit including any amplified sound outdoors, or emanating from any Unit or vehicle. 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 violators to the Clemson Police Department by calling 864-624-2000. Fine: \$100
13. **Tailgating:** Is not permitted. Fine: \$100
14. **Speed:** The speed limit is 15 mph for the safety of all. Please obey the stop sign at the entrance to the community and follow one-way directional arrows.

15. Although the Board shall have no obligation to take action, it may levy fines of up to \$100 for the following prohibited activities:
- a. Any activity which emits foul or obnoxious odors, disturbs the peace or threatens the safety of occupants of other Units.
 - b. Any activity which violates governmental laws or regulations.
 - c. Any activity that causes an unclean, unhealthy or untidy condition outside the Unit.
 - d. Any activity that causes embarrassment, discomfort, annoyance or nuisance to persons using the Common Elements or occupants of other Units.
 - e. Use and discharge of firearms, firecrackers, or fireworks.
 - f. Activities which collect, disturb or destroy vegetation or wildlife.
 - g. Construction or placement of anything on the exterior of a Unit – including signs, bicycles, sports equipment, clotheslines, plant material, animal pens or fences.

- h. Working on or washing vehicles.
 - i. Having fire pits, bonfires, outdoor fireplaces or burning leaves or garbage.
 - j. Obstruction of walkways, driveways, and parking areas.
 - k. Installing window air conditioning units.
 - l. Riding motor bikes on walkways.
 - m. Altering the Common Elements, exterior building walls or interior boundary walls without approval.
 - n. Causing sound or light pollution.
16. No article shall be hung or shaken from doors, windows or decks or placed upon the window sills or railings of the decks. Fine: \$100
17. Only two-inch white wood or white veneer window blinds may be installed in any Unit.
18. Owners who lease their units are responsible for their tenants and must observe all local and state laws/regulations regarding occupancy, smoke detector compliance, etc.
19. Complaints must be made in writing to the Board of Directors.