

Briarcreek Association, Inc.

Rule and Regulations

(Amended 1/05)

Briarcreek Association, Inc has established the following Rules and Regulations; these rules and regulations are subject to amendment from time to time by the Board of Directors as the need arises.

I. Noise

- A. Quiet time should be observed on all walkways, parking areas and pool area between the hours of 11:00 pm and 9:00 am.
- B. Radio, television and other audio equipment devices should operated at normal or moderate volume.

II. Waste Disposal

- A. No hazardous, toxic or radioactive wastes or substances as defined by applicable federal, state or local laws or regulation. See signs posted on containers. If any container is refused by service provider for any reason, the Association will pursue all means to find the source. If it is determined to be a homeowner, the cost incurred due to refusal of the container will be charged back to such homeowner, together with a charge for the cost involved in the search.
- B. No raw garbage will be deposited in waste containers unless tightly wrapped.
- C. All excess (i.e. boxes, packaging materials, paper) will be deposited in waste containers and will not be left on the street. Boxes should be torn apart or flattened.
- D. No large items or yard waste (i.e. furniture, appliances, carpet, padding, Christmas trees, etc.) These items must be placed on Public Street for disposal.
- E. All trash is to be thrown inside of waste containers. Any trash left outside will not be picked up

III. Speed Limit

- A. Vehicles of any type are not allowed to exceed 15 mph.

IV. Complaints

- A. All complaints are to be addressed to the Managing Agency. N & H Enterprises, Inc.

V. Soliciting

- A. There shall be no soliciting or trespassing. Should any occur, please report it to the Managing Agency or call 911.

VI. Prowlers

- A. Watch your neighbor's unit. If you notice anything unusual, please call the City Police Department—911.

VII. Sign Ordinance

- A. No signs of any types are allowed on Briarcreek Property, inside of units visible to the exterior, outside units or on vehicles. Signs along the City of Greenville right-of-way are in violation of City ordinance and will be removed.
- B. OPEN HOUSE signs are allowed with prior approval of the Managing Agency. No flags, balloons, etc., are allowed.

VIII. Children's Play Equipment

- A. There is to be no playground equipment on common property.
- B. No toys or other equipment shall be left on the lawns, streets, or sidewalks at any time.

IX. Pets

- A. Pets outside any individual unit must be kept under control. All dogs must be walked with a leash. No pets will be allowed to roam throughout the community. Pets are to be taken to woods or curbed away from all buildings. In case of an accident, a scooper must be used.
- B. Pets cannot unreasonably disturb neighbors.
- C. Breeding of animals is prohibited.
- D. Pets are not allowed in the clubhouse, pool or playground area.
- E. Only small, warm-blooded domestic-type pets allowed. Maximum of two dogs.

X. Parking

- A. Residents are entitled to the exclusive use of two parking spaces assigned to their unit (Master Deed, Section 26, and Page 11) and are required to utilize those spaces. Visitors shall be required by their host to use the visitors' parking spaces to avoid having a guest mistakenly occupy an owner's parking space. Because of the inconvenience and aggravation involved when parking spaces are being utilized without authority, such unauthorized vehicles may be towed without warning, at the vehicle owner's expense.
- B. Vehicles are not be parked against the curb. Pedestrians must be left a space to walk easily when walking side by side.
- C. No motorbikes are to be parked on sidewalks.
- D. All cars are to be pulled straight into parking spaces.
- E. No travel trailers, disabled, wrecked or vehicles with expired license tags, mobile homes or tents shall be placed, erected, or permitted to remain on the property for an extended length of time. No overnight camping to be permitted within the boundaries of Briarcreek.
- F. No boats may be kept or parked on the premises for any length of time.
- G. Parking stripes and numbers:
 - 1. Four (4) inch numbers on curb; four (4) foot white stripe in length by four (4) inch white stripe in width from curb.
 - 2. The request should be forwarded to the Managing Agency with three (3) of the (4) signatures of property owners of the building in agreement.
- H. No vehicle shall be parked on common areas or limited common areas. No parking in front of the clubhouse except when using the clubhouse or pool. Use overflow parking if extra parking is required.

XI. Tenant Rules and Regulations

- A. No alteration to grounds or outside patio area without the owner's request on proper form and the owner is responsible.
- B. No alterations to exterior or interior of the units are permitted.
- C. Tenant may have access to all facilities the same as an owner as long as he abides by the rules and regulations. The owner relinquishes his own right to use of the facilities when his unit is rented.

XII. Penalties

- A. A late fee will be assessed for each month of delinquency with a graduated fee for subsequent occurrences.
- B. Failure to comply with Sale or Lease Applications:
- C. \$200.00 plus interest to be paid by Seller/Realtor by closing date or leasing date.

XIII. Pool (Amended June 2006)

- A. The pool is for the exclusive use of Briarcreek resident owners and tenants.
- B. There is no lifeguard on duty at any time. Use of the pool is at the risk of each individual.

- C. Pets will not be allowed within the fenced-in area of the pool.
- D. NO alcohol of any type is allowed in pool area.
- E. All GLASS items (i.e. drinking glasses, bottles, ashtrays) are prohibited within the pool area.
- F. Please clean up after your visit. Use trash cans near deck for litter and refuse.
- G. A parent or responsible adult must accompany children under the age of 16. Children under the age of 6 must be supervised at all times.
- H. Running, pushing, or other misconduct is not permitted.
- I. The pool area may not be reserved at any time for private parties.
- J. Playing with pool equipment and furnishing is prohibited.
- K. Each homeowner has been assigned a key, which fits the lock to the pool area but does not fit the community room. Do not loan your key or make copies for anyone.
- L. Water games are allowed within the fenced in area of the pool.
- M. NO grills will be allowed within the fenced in area of the pool.
- N. Profanity of any type will not be tolerated.
- O. Floats are not allowed on weekends or holidays.
- P. Violation of any of these rules or regulations may result in forfeiture of pool access as determined by the Briarcreek Board of Directors.

XIV. Clubhouse

- A. The clubhouse is for the exclusive use of Briarcreek residents, owners, and tenants.
- B. Anyone under 18 may not reserve the clubhouse without adult supervision on hand at all times. (One adult per five (5) children.)
- C. A non-refundable fee of \$25.00 will be charged for each reservation per day. A deposit of \$50.00 will be required each time a reservation for the clubhouse is granted. A clubhouse reservation form must also be submitted. Reservations will be made through N & H Enterprises, Managing Agent, at 467-1600. The rental fee, deposit check and reservation form will be sent to N & H Enterprises in order to hold the reservation. The key can be picked up at N & H Enterprises the day before the reservation date, as long as the clubhouse has not been reserved for that day. The authorized person that loans the clubhouse key must retain the reservation form and inspect the clubhouse by noon the following day for cleanliness and damage. If everything is in order, deposit check will be returned. If not, deposit will be forfeited. Large crowds cannot be accommodated and the Board reserves the right to deny such requests.
- D. No commercial activity is allowed.
- E. Unit owners or tenants shall be allowed to have only one (1) reservation at a time. The Board of Directors must approve multiple reservations.
- F. Unit owners or tenants who reserve the Clubhouse shall be present at the Clubhouse for the scheduled activity.
- G. Persons reserving the Clubhouse shall be responsible to clean the clubhouse by 12 noon the following day. The authorized person will inspect. Any soilage or damage will be the responsibility of the reserving owner.
- H. Guest parking is available in front of Clubhouse; some overflow parking is available down the hill — right on Phase II. No parking to block access to Phase H or create a traffic hazard.
- I. Replace furniture in an orderly fashion.
- J. Leave kitchen, refrigerator, stove and oven clean.
- K. Return thermostat to proper setting: Winter — 60 degrees, Summer — 80 degrees.

- L. Turn off all lights.
- M. Lock all doors
- N. Do not use the fireplace.
- O. Return key by 12 noon the day after the use of the Clubhouse.

XV. Architectural Variance

Gray and tan buildings have separate rules and guidelines as they relate to color combinations.

Three (3) owners of each building must all be in agreement for any variations. This agreement must be in writing and accompany the request when presented to the Board of Directors. Failure to provide this document will invalidate the request.

Absolutely NO CHANGES of any kind can be made without the Board of Directors approval. If ignored, the violator can expect the Board of Directors to do whatever necessary to fully reverse the unauthorized change at the violators' expense.

Allowable Variance and Standards

Continuity within community is recommended.

<u>Item</u>	<u>Gray Building</u>	<u>Tan Building</u>
Front Door	Gray or Red	Brown or Green
Storage Door	Gray	Brown or Green
Gutters	Gray or White	Beige
Front Walk	Concrete or Brick-Shaped	Concrete or Brick-Shaped
Windows/Storm Windows	Bronze	Bronze
Storm Door	Bronze or Black	Bronze or Black
(Glass shall be no more that two (2) panes with no other grid.)		
Door Knocker	Brass, 8" limit	Brass, 8" limit
House Numbers	Original or Brass	Original or Brass
Front Lamp	Original or Brass	Original or Brass
Deck/Patio	Original or Enlarged	Original or Enlarged
Patio Fence	Original or Enlarged	Original r Enlarged
Mailbox	Black Original or Brass	Black Original or Brass
(12"H x 8"W or 16"Wx 10"H)		
Mail Slot	As is —No new slots allowed — Per Postal Rule	

Satellite Dishes: 18" DDS satellite dishes are the only type allowed. As placement is critical, Board approval is required prior to installation.