

FIELD HOUSE AT WEST END

RULES AND REGULATIONS

Adopted 8/20/08

In addition to the use restrictions as set forth in the Master Deed, the Board of Directors has established the following guidelines for Field House at West End.

General

1. Field House is not responsible for any personal property loss or damage which may occur on or within the common halls, stairwells, parking areas, community terrace, etc.
2. All exterior architectural modifications and additions must be approved by the Field House Board of Directors prior to making any changes.
3. Window coverings (including but not limited to curtains, shutters, blinds, etc.) shall not be installed or hung in any window of any Unit unless they have a white or off-white lining or backing on the side which can be seen from the outside of the unit.
4. Per City ordinance, no flame-type cooking grills of any kind may be used or stored on any patio, balcony, or community terrace.
5. Smoking is not allowed in the lobby, hallways or community terrace.
6. Exterior entrance doors are not to be propped open.
7. Signs of any kind may not be displayed at Field House.
8. Per the Master Deed, "no Owner or Occupant of a unit may use or allow the use of the Unit, the Common Elements, or the Limited Common Elements in any manner which creates noises between the hours of 11:00 p.m. and 7:30 a.m., which can be heard by persons in another Unit that will, in the sole discretion of the Board, interfere with the rights, comfort, or convenience of the other Owners or Occupants."

Parking

1. Parking is assigned and for residents only. There is no visitor parking on the premises. Unauthorized vehicles parking in an assigned space will be towed without warning at owner's expense.
2. Long term parking is not allowed without written Board approval.
3. Automotive repair is not allowed except to jump-start a battery or change a flat tire.

4. Absolutely no parking is permitted at any time in the fire lane (designated by a red curb). Greenville Police Department enforces the fire lanes and fines will be assessed against the owner of the vehicle by Greenville PD. In addition, vehicles parked in the fire lanes will be removed without warning at owner's expense.
5. Motorcycles are to be parked in the owner's assigned space. Motorcycles/vehicles may not be parked on the raised sidewalk in the parking garage.
6. Bicycles may not be secured to the fence in the parking garage but are to be secured at the bike rack provided within the garage.

Waste Management

1. All trash and garbage should be placed in plastic bags and tied securely. All excess trash e.g. boxes, packing materials, papers, etc. are to be deposited in the trash compactor. **Under no circumstances is garbage or trash permitted outside any unit-in the hallways, parking garage or balcony-with the intention of later removal. Fines will be assessed for garbage or trash left outside a unit.**
2. Owners are responsible for the removal of all old appliances, carpet, padding, furniture, etc. from the property. Such items are not to be left by the trash compactor. The waste management company will not pick up these items. Owners will be charged for leaving such items.

Pets

1. Pets outside an individual unit must be kept on a leash and under physical control at all times.
2. Field House has pet/breed restrictions with regards to dogs. Please see the Master Deed, Section 13.8 for specifics.
3. Pet owners are required to curb their pets and remove any waste.
4. No pets are to become a nuisance to the community or destroy property
5. Pet may not be left unattended outdoors or kept unattended outdoors, including any terrace or balcony area.

Community Terrace

1. The use of the community terrace is for the mutual benefit of all the residents of Field House. Behavior and/or activity that interfere with the mutual enjoyment of those using the terrace and those residents who have private patios/balconies on or above the terrace is not permitted.

2. The maximum number of persons on the terrace at anytime is **100**. However, for special events that number may be increased but only with written approval from the Board of Directors.
3. Smoking is not permitted on the community terrace at any time.
4. Per City ordinance, the use of grills is not permitted on the community terrace. Please use the grill provided by the Association on the ground adjacent to the terrace.
5. All trash and personal items are to be removed from the terrace when leaving.
6. Pets are not permitted on the community terrace.
7. The playing of radios, stereos, etc. on the community terrace is not permitted.
8. Residents are responsible for the conduct of their guests. **All guests must be accompanied by a Field House resident.** Note: The Board of Directors has the right to limit the number of guests that may accompany any member at any time.
9. Do not use the furniture on the private patios that share the community terrace.
10. For the safety and convenience of the residents, the playing of games e.g. Baggo, tossing of footballs, baseballs, etc. is not permitted on the community terrace.
11. Skateboards are not permitted on the community terrace.
12. The community terrace may not be used after 11:00 p.m.

Leasing Policy

1. Per the Master Deed, leases must be a minimum of twelve (12) months. A copy of the lease is to be provided to the association manager to keep on file. Leases for less than twelve months are not permitted and will not be considered valid at Field House. Short-term leases including but not limited to corporate leases, special events/functions, etc. are not permitted.
2. The Association's rules and regulations must be made a part of the lease and given to the tenant(s). A signed copy of the rules and regulations are to be provided to the association manager.