

LEWIS VILLAGE ASSOCIATION OF RESIDENCE OWNERS, INC.

GENERAL RULES AND REGULATIONS

(Revised 3/15/2005)

The following rules and regulations have been established by the Board of Directors of Lewis Village Association of Residence Owners, Inc. The Board may amend, modify, or create new rules and regulations necessary to the orderly management of Lewis Village Association of Residence Owners, Inc.

I. NOISE

- A. Loud talking or any unnecessary noise should not occur on walkways, stairways and parking areas and between the building areas.
- B. No immoral, improper, offensive or unlawful use shall be made of any unit.
- C. Radio, television or any other audio entertainment device should be operated at a normal or moderate volume at all times.

II. WASTE DISPOSAL

- A. All trash and garbage should be placed in plastic bags and tied securely.
- B. All excess trash e.g. boxes, packing materials, papers, etc. is to be deposited in the dumpster and is not to be left on the street. (If the boxes are broken down, there should not be a problem with containers becoming overfilled).
- C. Owners are responsible for the removal from the property of all old appliances, carpet, padding, furniture, etc. Such items are not to be left by the dumpsters. The waste management company will not pick up these items. Owners will be charged for leaving such items.
- D. Under no circumstances is garbage or trash permitted outside any unit-in front, back, or hallways-with the intention of later removal.

III. PETS

- A. Pets outside an individual unit must be kept under control at all times.
- B. All dogs must be walked on a leash and must not be allowed to relieve themselves on common area walks and lawns. Pet owners are required to curb their pets to a remote location and are responsible for the removal of the waste.
- C. No pets are to be allowed to roam throughout the community to avoid becoming a nuisance to the neighborhood or destroy property.
- D. No pet may be tied, chained, fenced or staked in any common area including a resident's patio.
- E. Pets cannot unreasonably disturb neighbors, e.g. barking, howling, etc.
- F. The breeding of animals for commercial purposes is prohibited.
- G. The feeding of any animals, such as birds, dogs, pigeons, etc., on any part of the common area or entrances is prohibited.

IV. PARKING

- A. Residents are asked to utilize spaces nearest their unit.
- B. Visitors are to park in spaces not commonly used by residents.
- C. Parking is permitted only in those areas provided for parking. The service alleys are to be kept clear at all times for use by emergency services, sanitation crews and maintenance personnel. Vehicles parked in service area are subject to towing at owner's expense.
- D. Vehicles are not to be parked overhanging the sidewalk. Pedestrians must be left space to walk easily when walking side by side.
- E. All cars are to park properly--pulling straight into spaces provided and parking between parallel lines. Use only one (1) space per vehicle.
- F. Vehicles are not to be parked or driven on the grounds for any reason-including loading and unloading.
- G. No motorized methods of transportation of any kind are to be parked on sidewalks, walkways, patios, or entrances of units or any other common area, excepting construction equipment as authorized by the Board of Directors.
- H. No travel trailer, tractor-trailer, disabled vehicle, recreational vehicle or tent is to be parked, erected, or permitted to remain on the property.
- I. No boats, boat trailers, or other trailers may be kept or parked on the property.
- J. No automotive repair is to be performed except to jump-start a battery or change a flat tire.

V. SPEED LIMIT

Vehicles of any type are not allowed to exceed twenty-five (25) miles per hour (as determined by the laws/regulations of the City of Greenville).

VI. COMPLAINTS/SUGGESTIONS

All complaints/suggestions are to be put in writing, signed (with the unit number designated), and addressed to the Managing Agent for presentation to the Board of Directors. In case of a maintenance emergency, call the Managing Agent.

VII. SOLICITING

- A. There is to be no soliciting. Should any occur, please report it to the Managing Agent.
- B. Distribution of political material door to door is prohibited.
- C. Distribution of advertising, flyers, brochures, etc. door to door is prohibited.

VIII. SAFETY

- A. Become acquainted with your neighbors. If you notice anything unusual or suspicious, please call the police department and then report to the Managing Agent.
- B. Report any burned out lights of the common areas, e.g. hallways, building lights, streetlights, etc. to the Managing Agent.
- C. The shooting of firearms, BB guns, fireworks and pellet guns is strictly prohibited.
- D. Owners will be responsible for vandalism or damage to the common area property caused by them, their guests or invitees.

IX. PERSONAL ITEMS

- A. No personal items e.g. toys, bicycles, garden hoses, door mats, clothing, tents etc. are to be left on the lawns, shrubbery, street, or sidewalks at any time. Items will be removed and may be disposed of at owners' expense.
- B. All areas outside front and back of units (including patios/decks) are to be maintained in a neat appearance and must be free from debris e.g. ladders, mops, brooms, laundry, clothing, personal items, etc.

X. COMMON AND LIMITED COMMON AREAS

- A. Common areas are for residential use only. No structures of a temporary character, including but not limited to trailers, storage unit, carport, garage or other building shall be used, constructed, or placed upon any portion of the property at any time temporarily or permanently, without the written consent of the Board of Directors.
- B. No one is permitted to plant or make alterations or do anything to common or limited common ground either front or back without having made proper application to the Board of Directors on the "Property Change Form," and written approval given. Form may be secured from the Managing Agent.
- C. No one is permitted to alter the interior or exterior of a building without having made proper application to the Board of Directors on the "Property Change Form," and receiving written approval. Form may be secured from the Managing Agent.
- D. Washing of cars is not permitted except that of occupant of unit only. No cars of friends or relatives may be brought in and washed. Washing must be done on the street and not in the service alleys or on lawns of any common areas.
- E. All hallways and common areas must be free of all plants, flowers, flower pots, (this includes plants on stands, on the floor and on windowsills), bikes, children's toys or anything else. This is for maintaining a clean hallway, easily passable, and to eliminate a safety and fire hazard.
- F. No established business of any type whatsoever may operate from any unit or common area.
- G. Smoking is not permitted in the common hallways or on the stairs of any of the buildings.

XI. SALE OR LEASE

- A. Should an owner sell or lease their unit, a form, as approved by the Board, must be filled out and given to the Managing Agent or Board of Directors for the purpose of maintaining an up-to-date roster, and in the event of a sale, appropriate records can be set up for the new owner.
- B. An owner who sells their unit must provide the prospective buyer or their attorney with copies of the Master Deed, By-Laws and Rules and Regulations.
- C. An owner who plans to lease their unit must provide their tenant a copy of the Associations Rules & Regulations.

XII. SIGNS

No signs of any kind may be displayed in the yard, in the window, or on the units at any place at any time including but not limited to, signs for sale or for rent.

XIII. EXTERIOR ANTENNA

No exterior antenna (including satellite dish) for television, radio, or any other sort of electronic sending or receiving device may be placed on any portion of the property without proper written approval and authorization from the Board of Directors.

XIV. PUBLIC SALES

- A. No yard sales, auctions, or public sales of any kind are permitted without the written consent of the Board of Directors.

XV. THE FOLLOWING RULES APPLY TO TENANTS OF LEASED UNITS

- A. No alterations to common or limited common grounds, including the patio areas may be made without the **OWNER** submitting to the Board of Directors such request on the "Property Change" form, and it being approved, The **OWNER** will then take full responsibility for such change. Forms may be secured from the Managing Agent.
- B. A tenant has no legal right for complaint to the Association except through the owner.
- C. A tenant or non-owner occupant has no legal right for attendance at a homeowners meeting and has no voice or vote unless their unit owner has given them Power of Attorney, which must be approved by the Board of Directors so that it may then be recorded in the records.
- D. Owners are responsible for the activities and/or actions of their tenants, their guests and invitees. Owners will be responsible for vandalism or damage to the common area property caused by their tenants, their guests or invitees.
- E. Owners are responsible for their tenants' compliance to the Associations Rules and Regulations.
- F. Owners who lease their units are responsible to comply with all Federal, State, and local laws with respect to Fair Housing practices. The current accepted occupancy standard recognized by the Fair Housing Council is two occupants per bedroom.

XVI. Violations of the Master Deed and Rules & Regulations

- A. Within three (3) business days of becoming aware of and verifying a violation of any Rule, Regulation, or Article of the Master Deed and Bylaws, the Property Manager will notify the owner, in writing, of the violation(s). A copy of the notice shall be sent to the unit address or to the unit owner when the unit is not occupied by the owner.
- B. The owner shall have ten (10) business days in which to comply or ensure compliance with all Rules, Regulations, and Articles of the Master Deed and Bylaws. If, after ten (10) business days the violation has not been cured, the Property Manager will serve a second written notice of the violation *and* a fine of \$10.00 per day will be assessed for *each* violation. Fines will be cumulative until such time that the owner, his/her family, guests, or tenants come into compliance with all Rules, Regulations, and Articles of the Master Deed and Bylaws. If the violation creates a need for maintenance or repair of the Common Elements, the cost of such maintenance and repair shall be added to and become a part of the unit owner's assessment in addition to the cumulative fines.
- C. After sixty (60) days, legal action will be pursued for failure to remedy violations. All legal and related expenses will be charged to the unit owner.