

**THE LOFTS AT MILLS MILL
RULES AND REGULATIONS
Adopted 5/25/05**

In addition to the use restrictions as set forth in the Master Deed, the Declarant has established the following guidelines for the Lofts at Mills Mill.

General

1. All Lofts recreational facilities (community room, fitness center and pool) are for the exclusive use of The Lofts residents and their guests. Residents are responsible for the conduct and safety of their guests at all times. **All guests must be accompanied by a Lofts resident.** Because the Lofts facilities are for the enjoyment of residents, in-town guests should be limited. Discretion should be exercised and sensitivity to member's enjoyment should be a first priority.
Note: The Board of Directors has the right to limit the number of guest that may accompany any member at any time.
2. The Lofts is not responsible for any personal property loss or damage which may occur on or within the pool area, fitness center or community room.
3. All exterior architectural modifications and additions must be approved by the Lofts Board of Directors.
4. Carts are provided to assist in the bringing of groceries, packages, etc. They are to be left at the mail center after use.
5. No window coverings (including but not limited to curtains, shutters, blinds, etc.) shall be installed or hung in any window of any Unit unless they have a white lining or backing on the side exposed to the window.
6. No cooking grills of any kind are to be used or stored on any patio or balcony.
7. Smoking is not permitted in the hallways, fitness center or community room.
8. Exit doors are for emergency exit only and not for deliveries. Please enter through the front, rear and side entrances.
9. Screens are permitted to be installed on your windows. Architectural approval must be obtained prior to installation. Contact the community manager for the proper form. Framing of screens must match the color of the window framing and charcoal gray or black fiberglass screening is recommended.

Parking

1. The front parking is for visitors and sales office (until all units are sold) only. Parking in the rear is for owners only. Owners parking in visitor parking or visitors parking in the owner's parking area are subject to towing without notice at vehicle owner's expense.
2. No long term parking is permitted in the parking lot without written Board approval.
3. No loitering or uses of the parking lot for any but the above purposes. Violators will be considered trespassing on private property and may be subject to prosecution or towing of vehicle at owner's expense.
4. No travel trailer, tractor-trailer, disabled vehicle, recreational vehicle or tent is to be parked, erected, or permitted to remain on the property.

5. No boats, boat trailers, or other trailers may be kept or parked on the property.
6. No automotive repair is to be performed except to jump-start a battery or change a flat tire.
7. Vendors, repair personnel, etc. are to park in resident's parking lot. Access to the parking lot is the responsibility of the homeowner.
8. Absolutely no parking is permitted at any time in the fire lanes (denoted by red curbs). Greenville Police Department enforces the fire lanes and fines will be assessed against the owner of the vehicle by the Police Department.

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. is to be deposited in the chute. **Under no circumstances is garbage or trash permitted outside any unit-in the hallways 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 from the property of all old appliances, carpet, padding, furniture, etc. Such items are not to be left by the dumpster. 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 under control at all times.
2. The Lofts has breed restrictions with regards to pets. Please see the Master Deed, Section 8.8 for specifics.
3. Pet owners are required to curb their pets away from the grounds surrounding the building. A Bark Park for this purpose has been provided and pet owners are responsible for the removal of the waste. A dispenser has been provided at the Bark Park. Owners are not to curb their pets on any other grass areas.
4. No pets are to become a nuisance to the community or destroy property
5. No pet may be tied, chained, fenced or staked in any common area including a resident's patio. Pets cannot unreasonably disturb neighbors, e.g. barking, howling, etc. The breeding of animals for commercial purposes is prohibited.
6. There is a leash law in the City of Greenville that applies to the Lofts at Mills Mill. Under no circumstances are pets (dogs, cats, etc.) allowed outside the unit unless they are on a leash. Owners are required to curb their pets away from the building and to use the Bark Park. Owners are to pick up after their pets. A dispenser for waste removal is provided at the Bark Park.

Pool

1. No lifeguard on duty. Swim at your own risk. The Lofts is not responsible for injuries or accidents to residents or guests.
2. Pets or animals are not permitted within the enclosed pool area.
3. Pool parties are not permitted. No organized activity or group that may interfere with any resident's use of the pool is allowed. Use discretion in the number of guests you bring to the pool.
4. The pool may be used from 8:00 a.m. to 11:00 p.m. each day during the designated season. The pool is opened from Memorial Day weekend to Labor Day weekend.

5. The pool telephone is for emergency use only. (Dial 911)
6. Children under 16 years of age must be accompanied by an adult.
7. Showers are required before swimming.
8. Any person having an apparent skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease is excluded and prohibited from using the pool.
9. Proper attire is required at all times. Cut-off jeans or other frayed clothing are prohibited in the pool. Please remove all loose metal objects, i.e. bobby pins, jewelry, clips, etc.
10. No children wearing diapers are permitted in the pool. Children not completely toilet trained must wear leak-proof swim wear.
11. Parents of children using any flotation devices must be in the water with the children or at the water's edge supervising. (Note that these devices state that they are not to be relied upon for lifesaving purposes.) These devices may not be used in such a manner so as to interfere with other members' normal pool usage.
12. No diving.
13. No running, pushing, wrestling, snapping towels or causing undue disturbance in or about the pool or surrounding areas. No horseplay.
14. No glass containers of any kind are allowed in the pool area. In the event glass is broken in the pool area, the pool has to be drained and the bottom cleaned. The cost for this will be assessed to the Loft's owner responsible.
15. No food, cigarettes, cans, or similar items allowed within six (6) feet of the pool. Use trash containers for disposal.
16. Radios and CD players are to be used at a low volume level only and may not interfere with the enjoyment of other members.

Community Room

1. The community room is for the exclusive use of the residents of The Lofts. Residents wishing to use the community room for a private function will need to contact the property manager to schedule, pay a deposit and receive a housekeeping check list.
2. Only the community room may be reserved. The adjoining patio and grills and pool may not be reserved.
3. Make sure the gas is turned off and grills cleaned after each use. A wire brush is provided.

Fitness Center

1. The use of the fitness equipment is at your own risk.
2. Headphones are to be used and volume must be off at all times.
3. Persons under sixteen (16) years of age must be accompanied by an adult.

Leasing Permit Policy

1. Per the Master Deed, only 31 units may be leased at any one time.
2. Prior to leasing a unit, a permit must be issued (if available) by the property manager *prior* to the renting of the unit.
3. Owner of unit has ninety (90) days from the issuance of the permit to secure a tenant for the unit.
4. If a tenant has not been found and a lease negotiated within the ninety (90) days from the issuance of the permit, a one-time extension of fifteen (15) days may be requested. If a tenant has not been found and a lease negotiated the end of the extension, the permit will be forfeited and must be reapplied for at a future date.
5. Per the Master Deed, leases must be a minimum of twelve (12) months. Leases for less than twelve months are not permitted and will not be considered valid at the Lofts. The Association's rules and regulations must be made a part of the lease and given to the tenant(s).
6. A copy of the lease with the rules and regulations incorporated therein must be provided to the property manager to be kept on file.

Enforcement Procedure

1. **Parking**
 - A written warning of the violation will be sent to the owner and/or posted on the vehicle giving ten (10) days to correct.
 - A second warning of the violation will be sent to the owner and/or posted on the vehicle giving an additional ten (10) days to correct.
 - If the violation continues the vehicle will be booted and/or towed by a designated service provider.
2. **All Other Violations**
 - Non-Safety/Security Violations
 1. A first time violation-owner will receive a warning letter.
 2. A second time violation-owner will receive a second warning letter
 3. A third time violation-owner will be assessed a fine of \$25.00.
 4. Repeated violations of the same kind-owner will be fine \$50.00 for each subsequent occurrence.
 - Safety/Security Violations
 1. Owner will be assessed a \$150.00 fine with a letter the violation. In addition, the owners will be responsible for any damages that may occur as a result of the violation.