

NORTHGATE TRACE RULES AND REGULATIONS

1) **Parking.** Each unit is entitled to two parking spots. If you are having visitors, please ask any neighbor who may have an extra spot if you can use it or ask your visitors to park in a designated "visitor" parking spot. **If for some reason there are more than two cars at your unit for more than sixty (60) days, you must obtain approval in writing from the Board of Directors. Please submit your request through the management company.**

Curbside Parking is Prohibited.

2) **Abandoned vehicles.** No abandoned vehicles are permitted on Northgate Trace property. Any vehicles not in working condition or not properly licensed may be towed at the owner's expense after forty-eight (48) hours notice.

3) **Speed Limit.** The speed limit on Northgate Trace property is 15 miles per hour.

4) **Trash.** One (1) trash bin is provided for your convenience. All garbage and trash must be placed inside the dumpsters. The trash service does not pick up trash that is discarded beside the container. **All boxes must be broken down before placing inside dumpster.** Pick-up days are Monday and Thursday.

5) **Signs.** No signs may be displayed on the common property. A small "for sale" or "for lease" sign may be displayed in the window of any unit.

6) **Nuisance.** Any noise or other nuisance that may unreasonably interfere with the peace and quiet of other residents is not permitted. The time between 10:00 p.m. and 7:00 a.m. shall be declared quiet time in the Common Areas.

7) **Architectural Changes.** In order to preserve the character and attractiveness of Northgate Trace, changes may be made to the outside of buildings only with the approval of the Board of Directors in writing (this includes gas log installation). If changes are made without approval, the unit will be restored to the original condition at the owner's expense.

8) **Landscaping.** We encourage those of you who would like to help beautify the community by contributing shrubbery and planting to the common areas in front of your homes. Any tree removal must have Board approval.

9) **Regime Fees.** Payments are due the first of each month and late after the 30th. Homeowners delinquent in their regime fees forfeit rights to the pool. All homeowners are encouraged to participate in the direct draft program for regime fees. To sign up, please contact the management company for the proper form.

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10) **Pets.** There is a leash law in both Greenville County and City that applies to Northgate Trace. Under no circumstances are any pets (dogs, cats, etc.) allowed outside the unit unless they are on a leash. If they are not on a leash, pets must be confined inside the unit. DHEC regulations prohibit pets inside the fenced area of the pool. Owners are reminded that a neighbor's front or back yard is NOT an appropriate place to curb your pet. Pooper Scoopers are encouraged! **Please use the designated pet walking areas (attached). Greenville Animal Control will enforce this leash law.**

11) **Clothes Drying.** No clothes drying is permitted outdoors.

12) **Satellite Dishes and Antennas.** Satellite dishes shall not be erected unless and until permission has been granted by the Board. No outside antennas of any other nature are permitted.

13) **Watering of Grass and Shrubbery.** Please remember to water grass and shrubbery around your unit. There is no way we can keep the area beautiful without your help in watering, especially during the hot and dry summer months.

14) **General Storage.** Decks and porches are not to be used for general storage. This also applies to the area below high decks and porches and the crawl space under units. Any storage under crawl spaces, decks or near foundation walls (this includes firewood) will be prohibited due to the danger of termite infestation.

15) **Yard Sales.** Individual yard sales are not permitted unless sponsored by the community and approved by the Board of Directors.

16) **Rental Policy.**

a. No owner may lease less than the entire unit, nor shall any townhouse be leased for transient or hotel purposes, which shall be defined as:

(1) rental for any period less than twelve months; or

(2) any rental if the occupants of the unit are provided customary hotel services, such as maid service, or furnishing laundry and linen.

b. All rental occupancy must be by the lessee and their immediate family only.

c. Any lease must be in writing and provide that the terms of the lease and the occupancy of the unit shall be subject in all respects to the provisions of the Master Deed, the By-Laws and Rules of the Association. Homeowners must inform renters of the applicable policies and covenants governing Common Areas and elements as stipulated in the Master Deed and By-Laws of the Association and provide the renter with a copy of these "Rules and Regulations". Any lessee who fails to comply with the terms of such documents shall be in default under the lease.

d. Any homeowner who is planning to rent his/her townhouse shall, prior to the commencement of the lease or rental term, fill out a "Homeowner Information Form" and deliver it to the Property Manager also listing when the space will be rented.

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17. Maintenance Procedure. The Association is responsible for maintenance, repair and replacement of the General Common Elements as well as repair and replacement of roofs, gutters, down spouts, exterior building surfaces (excluding glass), trees, shrubs, walks and other exterior improvements. The Association is not responsible for doors, decks, chimneys or maintenance of fixtures and equipment located within or exclusively serving individual residences.

a. Repair Procedure. If an Owner believes a needed repair is the responsibility of the Association, the following steps should be taken.

(1) Contact the Property Manager for confirmation that the repair is the Association's responsibility. Do not hire your own contractor and expect the Association to reimburse you; this could void warranties, or, incur unnecessarily high charges for the Association.

(2) Upon confirmation, the Property Manager will arrange to have the repair made.

Note: The Association will not pay for repairs required as a result of misuse or willful destruction of the property.

NORTH MAIN STREET

NORTHGATE TRACE

Dog walk
★

(Along wall)
★ Dog walk ★

36 35 34 33

32 31 30 29

37 38 39

22 23 24

25 26 27 28

40
41
42
43

21
20
19

18 17 16

9 10 11

12 13 14 15

46 47

1
2
3
4

8
7

6
5

44 45

2 FT
2 FT

GARDEN

NORTHGATE TRACE SWIMMING POOL RULES AND REGULATIONS

- 1) No lifeguard on duty. Swim at your own risk. Homeowners Association is not responsible for injuries or accidents.

- 2) Owners are responsible for guests and their actions. Since the pool is for the use of Northgate Trace residents, please use discretion and limit the number of your in-town guests at any one time. A maximum of two (2) guests per unit will be allowed. All guests must be accompanied by their resident owners, unless they are bona fide house guests of a Northgate Trace property owner. Any damage caused by guests is the responsibility of the resident owners and repair expenses will be assessed accordingly.

- Due to the fact that any resident in good standing may use the pool during the hours that it is open and space is limited, pool parties are not permitted.**

- 3) Absentee homeowners are responsible for compliance of their tenants or their tenants' guests with these Pool Rules and Regulations.

- 4) Children under fourteen (14) years of age must be accompanied by a competent swimmer of eighteen (18) or older of the same household. No bathers in diapers are permitted.

- 5) Glass is prohibited in the pool area.

- 6) No pets permitted inside the fenced in pool area. This is also a DHEC regulation.

- 7) Playing with pool equipment and furnishings, running, pushing, horseplay are all prohibited.

- 8) Radios and any other audio entertainment devices should be operated at a low level.

- 9) No bicycles, skateboards or other wheeled vehicles will be allowed in the pool area. No basketballs, footballs, baseballs, etc. are permitted.

- 10) Use trash receptacles and containers provided. Please do not litter.

- 11) All bathers must shower before entering the pool. This is a DHEC regulation.

11/10/2004

NORTHGATE TRACE SWIMMING POOL RULES AND REGULATIONS

- 12) The pump house is off limits. If you suspect a problem, please call the management company at 250-1313
- 13) South Carolina law prohibits swimming after dark in our pool. At dusk all bathers must be out of the pool.
- 14) Any owner whose regime fee is not current, forfeits the right to use the pool.
- 15) The Board reserves the right to refuse pool privileges for violations of any of the pool rules.
- 16) Please keep the entrance gate locked. The last person leaving the pool should assume this responsibility.

11/10/2004