

Summerwoods HOA

Guidelines and Regulations

Revised: May 2003

The Summerwoods Association Board of Directors has established the following Guidelines and Regulations. These Guidelines and Regulations may be amended, added to, or eliminated by action of the Board.

REGIME PAYMENTS

1. Regime fees are due at the first of every month and late at the end of the same month.
2. If the regime fee is not paid by the end of the same month, then a \$25.00 late fee will be charged to the homeowner.

NOISE

1. Quiet should be observed and unnecessary noise should not occur on walkways and parking areas and between the building areas during the hours of 11:00 pm and 9:00am.
2. No immoral, improper, offensive or unlawful use shall be made of any unit or grounds.
3. Radio, television, or any other audio entertainment device should be operated at normal or moderate volume.

WASTE DISPOSAL

1. No raw garbage is to be deposited in waste containers unless tightly wrapped. All trash and garbage should be in plastic bags.
2. If you should have an unusual amount of trash, such as crating, packing, carpet, etc., place this beside your trash container and call Charles Berry Sanitation at 288-8726.

PETS

1. Pets outside an individual unit must be kept under control at all times. All dogs must be walked with a short leash. No pets are to be allowed to roam throughout the community, or be tied or fenced in any common or limited common area, including patios.
2. Pets cannot unreasonably disturb neighbors, such as barking, biting, howling, scratching, pawing, or damaging property.
3. The breeding of animals for commercial purposes is prohibited.
4. Pets are not allowed in the pool area.
5. No pet is allowed to become a nuisance to the neighborhood, or property, or destructive to wildlife, or to leave animal waste on other people's entrances, or grassed areas, or shrubbery, or sidewalks unless the owner cleans it up.

PARKING & VEHICLE REGULATIONS

1. In order to prevent assignment of an individual parking space for each resident, it is requested that each resident utilize the space nearest his/her front entrance. Additional spaces should be mutually agreed upon by the owners involved. Visitors should be advised by their host to avoid using the spaces normally used by neighbors; overflow parking is available at the pool area.

2. Vehicles are to be parked perpendicular to the curb, and in such a manner as to allow maximum car parking spaces in the area assigned for that condominium unit.
3. No motorbikes are to be parked on sidewalks, or walkways, or ridden on those areas or lawn areas.
4. Pedestrians must be left space enough to easily ingress and egress the walkways.
5. No travel trailer, tractor trailer, disabled or wrecked vehicle, mobile home, motor home or tent shall be placed, erected, or permitted to remain on the property.
6. No boats or boat trailers of any description may be kept or parked on the premises.
7. Parking is permitted only in those areas provided for parking.
8. No vehicles may be driven on lawn areas for any reason.
9. No auto repair or body work is to be performed on the premises.
10. Vehicles of any type are not allowed to exceed fifteen (15) miles per hour.

PERSONAL & CHILDREN'S PLAY EQUIPMENT

1. There is to be no playground equipment on common property other than in designated areas.
2. No toys (including bicycles), hose pipes, door mats, clothing, etc., are to be left on the lawns, shrubbery, street, or sidewalks at any time.
3. No personal property is to be parked on common areas.

COMMON & LIMITED COMMON AREAS

1. Residential use only. No structures of a temporary character, trailer, basement, tent, shack, carport, garage, barn, or other building shall be used, constructed, or placed upon any portion of the property at any time either temporarily or permanently, without the written consent of the Board.
2. No one is permitted to plant, make alterations or do anything to common or limited common ground either in front or back without having made proper written application to the Board of Directors. Such applications should be sent to the C. Dan Joyner Property Management. Regarding plants that have already been planted by homeowners, neither the Association nor the landscaper will be responsible.
3. No one is permitted to make alterations to the exterior of the building without having made proper written application to the Board of Directors. Such applications should be sent to the C. Dan Joyner Property Management.
4. Window dressings are to have a white backing or be of natural wood grain.

SALE OR LEASE

1. Should you sell or lease your unit, a "Sale/Lease Form" must be filled out and given to C. Dan Joyner Property Management or Board of Directors of the purpose of maintaining an up-to-date roster, and in case of a sale, so that records can be set up for the new owner.
2. All leases are to be for a minimum of one (1) year and be in writing and must include that tenants are subject to the Master Deed, By-Laws and Guidelines and Regulations.

GENERAL

1. All complaints are to put in writing, signed and addressed to the Property Manager for presentation to the Board of Directors. In case of emergency, call C. Dan Joyner Property Management at 242-4466.
2. There is to be no soliciting. Please report any solicitation to the Property Manager to during normal business hours.
3. Any unusual or suspicious behavior (i.e. prowlers, etc.) should be reported to the Mauldin Police. Call 911. The Property Manager should also be notified.
4. At no time may signs of any description be displayed in the yard, in the window, on the units at any place or on the common area. An exception will be made for a small "For Sale" sign displayed inside a window.
5. No exterior antenna for television, radio, or of any other sort may be placed on any portion of the property without proper written approval and authorization from the Board of Directors.
6. No yard sale, auctions, or public sales of any kind are permitted without the written consent of the Board of Directors.

The following special rules apply to tenants of leased units in addition to all of the above rules:

1. Access to all facilities shall be assumed when a lease is properly executed. The owner thereby releases his use of the facilities. The tenant must abide by all Guidelines and Regulations and it is the responsibility of the owner to see that this is done.
2. No alterations to the exterior of interior of the unit shall be made without permission of the owner, and the owner making written request to the Board via the Property Manager.
3. The Homeowner shall make no alteration to the grounds (gardens, fences, etc.) without written request to the Board of Directors via the Property Manager. The owner will assume all responsibility for such changes.
4. A tenant or non-owner occupant has no legal right for attendance at a homeowner's meeting or a Board of Directors meeting and has no voice or vote unless their unit owner has given the Power of Attorney, which must be approved by the Board of Directors so that it may be recorded.