

Ingleside Rules and Regulations 2005

Reasonable regulations concerning the use and occupancy of the condominium (including residences and common areas) and reasonable regulations concerning the prohibition of or limitations on pets may be made and amended from time to time by the Board of Directors (Article V, section E of the Master Deed).

These Rules and Regulations have been adopted by your Board of Directors as prescribed by the Master Deed; They are intended for the purpose of enhancing the value of our property and the quality of living in the Ingleside community.

Adopted January 2005

I. General Appearance

A. Common Grounds

1. Other than Holiday decoration, no personal items, including decorative knick-knacks are permitted to be sitting or displayed on lawns, sidewalks, or walls beyond deck railing. Nor may anything ever be draped over or hung from walls, trees, windows, dock railings, doors or shrubbery. Holiday decorations may not be used 30 days prior to the holiday and must be removed 2 weeks after.
2. Front porch items visible from street are subject to Board approval.
3. No alterations to walk ways, steps or lighting will occur without written approval from the Board of Directors.
4. Landscape design changes must be presented to the Board for review and approval.
5. No trees are to be trimmed or removed from the common property. Problems with trees must be reported to the Board.

B. Decks

1. Decks must be kept neat, well maintained, and in a good state of preservation to include leaves and branches.
2. Firewood can be stacked on or under the rear deck as long as there is no contact with the earth or the unit. If damage to the unit results from noncompliance, the owner will be assessed for the repairs.

C. Common Area Aesthetics

1. Under no circumstance is garbage or trash to be placed in the front of any unit or on the deck with intention of later removal.
2. No sign, advertisement, notice, or lettering shall be placed outside a unit. No "For Rent" signs shall be allowed outside a unit or to be displayed from inside a unit.
3. No exterior antennas or yard satellite dishes for television or radio may be attached to any portion of the property without written approval from the Board of Directors.
4. Yard or public sales of any kind are not permitted.

II. Alterations

- A. The Master Deed, Article XIII, section C states: "In the event a residence owner desires to make a structural change in his residence, he may do so only at his own expense and only after prior approval of at least 75% of members of the Board of Directors and the consent of all abutting residence owners..."

III. Soliciting

Soliciting is prohibited. Should soliciting occur, please report it to the Managing Agent.

IV. Safety

- A. The shooting of firearms, BB guns, fireworks and pellet guns is prohibited.
- B. Playing in the parking areas is prohibited.
- C. Parents will be held responsible for vandalism or damage to property caused by their child's action or their guest's action.

V. Traffic

- A. The maximum speed of vehicles allowed on the drives is 10 MILES PER HOUR.

VI. Noise

- A. QUIET TIME will be observed in all common areas between the hours of 10:00 P.M. and 8:00 A.M. In the event of a noise disturbance, call 911.
- B. Stereos, televisions, or any other devices must be played at reasonable levels at all times.

VII. Waste Disposal and Trash

- A. Garbage is to be placed in plastic bags and tied at the top before being deposited in the trash receptacle.
- B. The unit owner is responsible for the removal from the property of all old appliances, carpet, padding, etc. These should be hauled off by the installers of new replacements.

VIII. Vehicles

- A. Unusually dirty vehicles, heavy with mud, should be washed offsite. For normal car washes, all residue shall be washed from the area.
- B. Vehicles on the property must be current, legally licensed passenger vehicles. Non-residents cannot park for extended times without approval from the Board.
- C. All motor vehicles must have current license plates and be driven regularly. Inoperable, wrecked, abandoned or otherwise disabled vehicles may not be stored on the property.

IX. Parking

- A. Each unit is entitled to two parking spaces.

- B. Please inform your guests that they can park in your second spot or near both upper and lower trash receptacles. Please allow residents their spot and make arrangements for your guests.
- C. Parking spaces are intended for the parking of cars used by owners in their reasonable everyday activities. Parking of other vehicles, such as occupational vehicles, boats, trailers, campers, motor homes, etc. are strictly prohibited.

X. Pets

- A. Pets are prohibited from roaming freely throughout the community to avoid becoming a nuisance to the neighborhood. Pet owners are responsible for disposing of pet waste.
- B. No pet may be tied, chained or staked in the common areas, including the patio.
- C. Pets are prohibited from unreasonable disturbance of any neighbor.
- D. The breeding of pets or animals is prohibited.
- E. Pets are not permitted in the clubhouse, pool or other common areas at any time.

XI. Residential Use

- A. “The condominium property shall be used only for single family residences...Each of the residences for which provision is made by the condominium documents shall be occupied only by a single family as its residence and for no other purpose. Except, however, the Association may allow two non-related persons to occupy a unit.” Master Deed, Article V, section A.
- B. “No business shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. Master Deed, Article V, Section B.

XII. Regime Fee

- A. A maintenance fee (regime fee) is due to the Management Company by the first of each month. If not by the 15th of the month, it is considered late and a \$25 late fee will be assessed and will be cumulative for each month the payment is late.
- B. Any unit more than thirty days behind in maintenance fee will lose all rights to access common areas, INCLUDING SWIMMING POOL.
- C. Any unit more than sixty days delinquent in regime fees and or assessments will have a lien placed against it and a judgement may be obtained against the homeowner. All legal and related expenses will be charged to the homeowner.

XIII. Violations of the Master Deed and Rules/Regulations

- A. Homeowner will first be notified in writing by the Property Manager.

- B. If violator does not react to the first letter within 15 days, a \$50 fine will be assessed.
- C. If violation is not rectified within 30 days, Board has right to rectify violation at owner's expense.
- D. As long as violation exists, Board has right to assess fine of \$50 per week.
- E. The Board may also take necessary legal action, including the filing of a lien, to correct any violations. As stipulated in the Master Deed, all legal expenses will be borne by the violator.

XIV. Pool and Cabana Use

- ✓ There is no lifeguard on duty. Swim at your own risk. The Ingleside Homeowners Association is not responsible for injuries or accidents.
- ✓ Owners are responsible for the behavior of their guest at the pool. All guests must be accompanied by an adult resident host unless they are a bona fide house guest of an Ingleside resident.
- ✓ All guests MUST park in the parking area along the vacant lot OR in the additional parking area near the dumpster at the main entrance.
- ✓ Children under the age of twelve (12) must be accompanied by a responsible person at least fourteen (14) years of age.
- ✓ Glass is prohibited in the pool area. This is a DHEC rule.
- ✓ No pets are permitted in the pool area.
- ✓ There is to be no running, pushing, horseplay, ect. In the pool area. Playing with the pool equipment is prohibited.
- ✓ No bicycles, skateboards or other wheeled vehicles are allowed in the pool area.
- ✓ Basketballs, footballs and baseballs are not allowed in the pool area.
- ✓ The pool area (cabana and swimming pool) are to be closed at 10:00 P.M. each day.
- ✓ Littering is strictly prohibited. Please use the provided trash receptacles.
- ✓ Bath doors are to be left unlocked.
- ✓ The pool gate is to remain closed at all times & locked in when not in use.
- ✓ No karaoke, disc jockeys, or bands allowed at the pool. Small music boxes are allowed, but must not be played in a loud manner.
- ✓ All reservations must be made through the management company by calling 467-1600.

IF THESE RULES ARE NOT OBSERVED:

- 1ST OFFENSE – Written Warning
- 2nd OFFENSE - \$25 Fine
- 3rd OFFENSE – Loss of pool rights and \$500 Fine

XV. Rental Policies

- A. Owner must submit executed lease agreement to Managing Agent within 30 days of its beginning date. Failure to do so will result in \$500 fine assessed to property owner.
- B. As a reminder, property owner is responsible for damage caused by its tenant(s) as well as fines imposed resulting from violations from the tenant(s).