

RULES & POLICIES

The following Rules and Policies have been established by the Landlord as provided for in SECTION 20: RULES of the Rental Agreement. These Rules and Policies shall remain in effect as of the publication date listed in the top right corner of every page until superceded by an amended version as required at the sole discretion of the Landlord. The total number of pages is listed at the bottom of every page and it is the Tenant's sole responsibility to insure he/she has every page.

It is the Landlord's sole right, from time to time, to change these Rules and Policies to adapt to changing or unforeseen conditions.

1. GENERAL:

- 1.1. No charcoal grills or open flames are permitted within fifteen (15) feet of any building. Additionally, no grills of any type may be located or operated on porches, breezeways, or balconies.
- 1.2. Excessive noise or disturbance from any source is not permitted any time, particularly between 11:00 p.m. and 8:00 a.m.
- 1.3. Balconies and porches are designed for plants and outdoor furniture only. No clutter shall be allowed on any balcony, breezeway, entrance area, deck, porch or railings. Furthermore, no storage of bicycles or any other sporting, recreational, or camping equipment, or toys shall be permitted on balconies, breezeway, entrance area, or porches. Hanging laundry of any sort on any exterior surface is prohibited.
- 1.4. No decals, stickers, labels, flags, or signs of any sort (including political banners and "for sale" or "for rent") are permitted on any window or door, balcony, or porch that may be visible from the exterior of any Unit. Additionally no private signage is allowed in any common area or posted on street signs.
- 1.5. No commercial business by any Tenant may be conducted within or on the property. A Tenant may have an office in the Unit for incidental home use.
- 1.6. No exterior remodeling, painting, modification or added construction is permitted within or on the property without the prior written approval of the Landlord.
- 1.7. Each Tenant shall, at his own expense, keep the Limited Common Elements, to which his Unit has exclusive access and use clean, neat and in good working order.
- 1.8. No skateboards, bicycles, riding toys or other obstruction are permitted on sidewalks or driveways. When not in use, all such items must be properly stored out of sight.
- 1.9. Landlord will provide for professional termite treatment on a periodic basis. However, each Tenant is responsible for maintaining his/her own pest control.

- 1.10. Satellite dishes are prohibited from being mounted on the exterior walls or on posts in the yard. Satellite dishes may only be mounted to the inside of the balcony or porch. The City of Charleston's Board of Architectural Review is the final authority on the acceptability and location of satellite dishes.
- 1.11. Disabled and/or non-working cars are prohibited in the parking areas. Working on or maintaining cars in the parking lot is also prohibited.
- 1.12. Dumping of motor oil, antifreeze, or other hazardous materials is prohibited.
- 1.13. Do not store flammable or combustible objects within your Unit, on the patio, porch, balcony, garage, breezeway, entryway, or under stairwells at any time.
- 1.14. No plants may be added to or removed from the landscaped areas without prior written approval from the Landlord.
- 1.15. No trash bags or receptacles shall be allowed on any balcony, breezeway, entrance area, deck, porch, or railings.

2. **PARKING:**

- 2.1. Violation of any term and/or condition of your Lease Agreement or these parking rules will result in loss of your Unit's parking privileges and/or fines as determined by the Landlord.
- 2.2. Off-street parking spaces are on a first-come, first-served basis.
- 2.3. There is absolutely no guest parking available on the property... **NO EXCEPTIONS!**
- 2.4. The Landlord may declare an immediate vehicle access closure for maintenance, landscaping, or construction purposes at his sole discretion.
- 2.5. When pulling into a parking space, please pull all the way to the parking bumper. This will afford your fellow Tenant's a maximum of access between your vehicle and vehicles in the driveway.
- 2.6. Boats or other recreational vehicles may **not** be parked on any part of the General Common Areas or any assigned parking areas.
- 2.7. No vehicle shall park on any sidewalk or landscaped area on or within the Property.
- 2.8. Moving vans, U-Haul trucks and trailers, etc. must be removed from the Property within twenty-four (24) hours of beginning delivery and/or pick-up.
- 2.9. Campers, camping trailers, and RVs are prohibited on or within the Property. Dirt bikes, go-cars, and similar type vehicles are prohibited on or within the property at all times.
- 2.10. The parking of commercial vehicles, except while commercial services are being rendered to an occupant, is prohibited.
- 2.11. Motorcycles should be parked in designated parking areas only. The parking of motorcycles on patios, balconies, porches, breezeways, entranceways inside Units, or under stairs is prohibited.

- 2.12. No portion of any vehicle may extend over a public sidewalk, street, or right-of-way.
- 2.13. Should there be difficulties controlling parking the Landlord reserves the right to amend and/or append additional rules to this document including but not limited to assigned parking spaces and more restrictive access methods.

3. **GARBAGE, TRASH, & RE-CYCLING:**

- 3.1. Garbage pick-up is a municipal service. Generally speaking, daily refuse that fits into your City issued "green" 96-gallon garbage receptacle is considered "garbage". In order to avoid being fined, please be sure to follow the City's guidelines as published on their website. For best results, insure your receptacle is on the curb early on the morning of the published day of the week and remove your receptacle from the curb by nightfall. You are responsible for insuring the sidewalk and street in front of your Unit are always kept in a clean and neat fashion!
- 3.2. Trash collection is different from garbage collection. "Trash" is usually the overflow generated when Tenants move in or out of a particular location. Since much of the Charleston peninsula is on a rental season, usually August through July of the following year, this creates unsightly accumulation of trash as many residents are migrating during this period. In order to avoid being fined, please be sure to follow the City's guidelines as published on their website. For best results, insure your trash is on the curb early on the morning of the published day of the week. You are responsible for insuring the sidewalk and street in front of your Unit are always kept in a clean and neat fashion!
- 3.3. If you wish to participate in Charleston County's recycling program please contact the Solid Waste and Recycling Department. We do not provide recycling containers nor do we manage recycling pick-up. Also, please note that recycling containers are to be stored indoors except for every two weeks on pick-up day as published by Charleston County.

4. **ANIMALS:**

- 4.1. Violation of any term and/or condition of your Lease Agreement or these animal rules will result in loss of your Unit's animal privileges and/or fines as determined by the Landlord.
- 4.2. Tenant's may only keep pets in a given Unit if they have the Landlord's expressed written permission and in compliance with SECTION 8: ANIMALS of the Rental Agreement and the following rules.
- 4.3. The Animal Control Ordinance for the City of Charleston governs.
- 4.4. All pets must be kept on a leash while outside their Unit. Collars and valid inoculation tags are required.
- 4.5. Pet owners must remove their pet's defecation immediately.

- 4.6. No more than two (2) domestic animals may be kept in a Unit. No vicious dogs including the following breeds; Pit-bull, Rottweiler, German Sheppard, Doberman Pinchers shall be kept by any Tenant within a Unit.
- 4.7. No snakes or reptiles of any species shall be kept within any Unit.
- 4.8. No exotic pets including but not limited to rabbits, birds, mice, gerbils, hamsters, rats, or large birds shall be kept within any Unit.
- 4.9. No animal over the size of 40 lbs shall be permitted to reside in a Unit.
- 4.10. Do not leave pets unattended on balconies or porches.
- 4.11. No dog pens or dog runs are allowed on balconies, porches, or open areas. Additionally no pets are to be staked outside a Unit, this includes the patio, porch, balcony, or any common area.

5. PENALTIES:

- 5.1. 1st warning – verbal
- 5.2. 2nd warning – written
- 5.3. 3rd warning - \$100 fine
- 5.4. 4th and more - add \$50 per occurrence

TENANT ACKNOWLEDGEMENT(S):

NAME: _____	DATE: ___/___/___
NAME: _____	DATE: ___/___/___
NAME: _____	DATE: ___/___/___
NAME: _____	DATE: ___/___/___