

## PINELAND HEIGHTS OWNERS ASSOCIATION, INC.

In accordance with the Declaration of Covenants, Conditions, Restrictions, the By-Laws and Articles of Incorporation, we the owners of said property set forth the following rules and regulations. It is imperative that **each occupant (owner or tenant) understand and abide by these rules to ensure a clean, quiet, respectable and attractive atmosphere.** We solicit and expect your cooperation. By virtue of ownership in this complex you agree to the rules and regulation of the association.

All laws governing Berkeley County, South Carolina and the United States of America apply to this complex.

**It is the responsibility of the owner to inform his/her tenant of the rules and regulations of this complex. The rights and privileges of the tenant are subject to the same extent as those of a homeowner. Any owner – selling or renting his/her unit must supply the association management with a list of names of new occupants.**

### SECTION I

#### REGIME FEE (FYI OWNERS ONLY)

1. Monthly regime fee (due by the 10<sup>th</sup> of each month) is charged to each owner for the upkeep, maintenance and care of the common area.
2. **Any unit in arrears of its regime fee for 3 months will have a lien placed against it and will be charged the filing fee for the lien and interest. Other Legal Collection options will be followed as found necessary, such as foreclosure action.**
3. A **late fee** will be added to the regime fee if not paid by the 10<sup>th</sup> of each month (this fee is **\$1.00 per day**) added to the account the end of each month.

### SECTION II

#### PARKING AREAS

1. Each owner has 2 parking spaces for their use, in close proximity to their townhouse.
2. Cars parked illegally are subject to being towed away at the owner's expense.
3. No major repairing or overhauling of vehicles is permitted in the parking areas. Minor adjustments will be allowed.
4. Boats and trailers will not be permitted in the parking areas.
5. Cars are not permitted to drive or park on the grass areas.
6. Motorcycles will be parked in the regular parking areas, not on the sidewalks or grassy areas.
7. Disabled and abandoned cars will be towed away from the parking area at the owner's expense, after 10 days.
8. **Speed limit in the complex is 25 MPH. Remember we have a Lot of Children in this area.**
9. All vehicles must be operable and licensed, and insured or they will be towed.

### SECTION III

#### PETS

1. Pets will not be allowed to run free and must be on a **leash at all times** when in the common areas. (Berkeley Co Law)
2. Pet droppings will be picked up by the owner and disposed of properly; failure to do so can result in the police being notified and fines charged to the owner of the pet. (Berkeley Co Law)
3. Pets that are noisy or that are the cause of complaints must be removed from the common area to the inside of the owner/tenant's townhouse.
4. Owners of animals will be **financially responsible** for damage caused by their animals.
5. No more than **2 animals** are prohibited from living in each house except by special approval from Pineland Heights Association.

## SECTION IV

### CHILDREN

1. The association will hold the parents/guardians responsible for the conduct of their children.
2. Toys will be kept off the sidewalk. Bicycles and toys will be kept behind the building.
3. Children will not be allowed to throw trash, cans, drink bottles or candy papers on the ground.
4. Children will exercise caution when playing in the common areas and respect the rights of others.
5. Children are not allowed to play and climb on the fences, trees, or shrubbery.
6. Parents are expected to exercise control over their children and will be financially responsible for any damage caused by them.
7. Children are not allowed to play in/or on the gazebo at any time.
8. Caution should be used when riding bicycles in the parking lots, due to limited sight areas.

## SECTION V

### RULES AND REGULATIONS

1. Driving or parking on grass and/or around dumpster pads, will not be tolerated. Towing will be enforced at owner's expense.
2. No Loitering will be allowed in parking lots, streets, or around the mailbox area. (Playing and Loitering around the mailboxes is a federal offense and will be treated as such.)
3. No Soliciting is allowed of any kind.
4. No Dumping of appliances or furniture of any kind will be permitted. (It is illegal to dump in Berkeley County, subject to be fined and/or prosecuted by law.)
5. Chairs, bicycles, toys, trash, firewood, and other personal belongings will not be kept in front of homes. Anything that takes away from the beautification of the units will not be permitted. (You must keep backyards clean and free from debris, household furniture, etc.)
6. All units have assigned parking. Guests may park in the road to prevent parking over grassy areas and blocking other tenants.
7. All vehicles must be licensed and operable at all times. No major work on vehicles at any time will be allowed.
8. Utility Trailers, work equipment, RVs, boats, ladders, etc... are not permitted to be kept on premises over night.
9. Fireworks are not allowed at any time, which includes all Holidays.

### NO LOITERING WILL BE TOLERATED AT ANY TIME SECTION VI

## SECTION VI

### VIOLATORS

1. It is the responsibility of any person living in the complex to report any violation of these rules to the member of the Board of Directors or the Property Manager so that the proper measure may be taken to correct the offense.
2. Any owner/tenant violating these rules will be notified by the Property Manager and must reply to the stated violation. The second notice of the same violation will be brought before the Board of Directors and could result in a fine for the owner and may be used against a tenant as a breach of contract.
3. It is advised to keep these rules and regulations in each unit for easy reference.

### TENANTS

1. All tenants must be Registered through the Association Management company to occupy the units.
2. Tenants must abide by All Rules & Regulations of the Association as a matter of safety for all residents.
3. The Owner is responsible for any violations, and issues caused **by your tenant**.

**These rules and Regulations are taken from the Covenants and Restrictions, the Covenants must be abided by to ensure all have a safe place to live.**