

CARRIAGE HOUSE HOMEOWNERS ASSOCIATION, INC.

GENERAL RULES AND REGULATIONS

(REVISED NOVEMBER 1, 2018)

The following rules and regulations have been established by the Carriage House Homeowners Association Board of Directors. These rules and regulations may be amended, added to or eliminated by action of the Board of Directors and filed with Register of Deeds Office Spartanburg County.

1. **NOISE**

- A. Loud talking or any other unnecessary noise should not occur on walkways and parking areas between the hours of 11:00 PM and 9:00 AM.
- B. Radio, television, or other audio entertainment devices should not be operated at a volume which can be heard outside the home.

2. **WASTE DISPOSAL**

- A. Raw garbage is to be deposited in our dumpsters and should be wrapped securely in plastic bags.
- B. All excess trash (i.e, boxes, packing materials, papers) should be broken down and deposited in our dumpsters and should not be left on the street. All Fernbrook III residents are to use Fernbrook III dumpsters only. **Waste disposal company will not pick up any trash outside of our dumpsters.**
The disposal company will not remove furniture, appliances, Christmas trees, bedding, oil and paint. The Fernbrook III residents are responsible for their removal. If needed the Association can assist you for a fee. Fees are calculated based on the number of items. Please be sure that all sliding doors and tops are closed after depositing into dumpsters.

3. **PETS**

- A. Pets must be kept under control at all times. All dogs must be walked with a leash. No pets shall be allowed to roam throughout the community. Please be considerate of your neighbor's planting and privacy. Pets are not allowed to relieve themselves on neighbor's entrance, grassed areas, shrubbery, or sidewalks unless pet owner cleans it up.
- B. Pets cannot be permitted to disturb neighbors. Pets are not allowed in the pool area.

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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

4. **PARKING**

- A. There are two parking spaces per unit so there will be space available for guests. Please make sure that guests do not park in your neighbor's space. Visitor's spaces are provided for visitor's use. Homeowner's should not park in these spaces.
- B. Vehicles are to be parked perpendicular to the curb, and in such a manner to allow maximum car parking spaces in the area assigned for that condominium unit.
- C. Pedestrians must be left space to walk easily on the sidewalk.
- D. No boats, travel trailers, disabled or wrecked vehicles, mobile homes or tents shall be placed, erected, or permitted to remain on the property. Absolutely no auto repairs are allowed on the property.
- E. Parking is permitted only in those areas provided for parking. All parked vehicles must have a current license plate tag or it will be towed away.

5. **COMPLAINTS**

All complaints are to be put in writing, signed and addressed to the property manager.

6. **SOLICITING**

There is to be no soliciting. Should any occur, please report them to the property manager or Board members.

7. **PROPERTY CHANGE INSTRUCTIONS**

No unit owner shall make any changes, alterations, enclosure, addition to or remove any portion of a unit without the consent of the Association. Request changes shall be submitted in writing to the Association.

8. **SIGN - DISPLAYS**

For aesthetic purposes, no "For Sale" signs or any other display piece shall be erected in any common area, it maybe displayed in the window of the unit.

9. **LEASE INSTRUCTIONS**

A. All owners are to submit an application to the Board of Directors with a copy of the lease prior to confirmation of any lease. This form may be secured from the property manager.

B. Lessee must have a copy of and agree to these rules and regulations prior to move in of a unit by the unit owner.

10. **CHILDREN'S PLAY**

A. For the safety of your children, we urge you to prohibit their play on the streets of Carriage House. Skateboards, in-line skates and bicycles become particularly dangerous because of narrow streets and poor visibility.

B. No motorbikes, bicycles, or children's toys are to be left in the streets or on sidewalks. All items should be placed at the back of the units inside the patio.

11. **VACANT UNITS**

A. All vacant units must keep the heat set on a minimum of 55 degrees to prevent plumbing pipes from breaking during freezing temperatures. The owner will be held responsible for any damages caused by their negligence.

12. **PUBLIC SALES**

A. Yard sales, auctions, or estate sales of any kind are not permitted without the written consent of Board of Directors

Signature Board of Directors

Leanne Mosley, President

Date 11/17/18