



Woodlands of Clemson Condominium Association, Inc.

Managing Agent: Woodlands Management Inc.

833 Old Greenville Hwy, Clemson, SC 29631

864-654-3004

RULES & REGULATIONS

To create the most desirable atmosphere possible, the Woodlands of Clemson Condominium Association (WOCHOA) has adopted amended rules and regulations for the guidance of all owners, guests, and tenants. Please note that violators will be fined for infractions as indicated below.

FINES

1. **PETS:** All pets must be registered with the Owner/Management Company of your unit. Restricted breeds include Pit Bull, Doberman Pinscher, and Rottweiler. **FINE \$200** Other fines issued:
 - a. **FINE \$100.00** Unleashed pets
 - b. **FINE \$100.00** Pets unattended on balconies and patios
 - c. **FINE \$100.00** Failure to clean up pet waste from the grounds
2. **TRASH:** All trash bags must be tied and placed in the dumpster. **UNDER NO CIRCUMSTANCES** may trash be left on the stairs, landing, decks and patios, or on the dumpster pad. **FINE \$50.00**
3. **BEER KEGS:** Beer kegs (empty or full) are not allowed on the premises. **FINE \$500.00**
4. **PATIOS & BALCONIES:** No clothing, trash, or any other items shall be hung from the patios or balconies. **Maximum capacity of 6 people allowed on deck at one time.** No hammocks shall be mounted to walls or rafters... ONLY patio furniture will be allowed. Objects in violation may be removed with notice. **FINE \$75.00**
5. **NOISE:** Noise from any televisions, stereo equipment, musical instruments, and talking should be kept at a minimum always and **MUST NOT DISTURB OTHERS.** No Unit Owner, Owner's family, guests, invitees or tenants, shall make or permit any disturbing noises in the building nor permit any conduct by such person(s) that will interfere with the right to quiet enjoyment of other unit's residents. **FINE \$50.00**
6. **RECREATIONAL FACILITIES:** Residents shall permit family members and invited guests, to use the recreational facilities, ONLY if accompanied by a resident. Failing to comply with or allowing family or guests to disregard posted rules for the swimming pool, clubhouse, fitness center, or parking areas will NOT be permitted. **FINE \$100.00**
7. **GRILLS:** **No grills of any kind (gas, electric, charcoal, etc.) are allowed.** According to the International Fire Code Section 308.3, "charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within ten (10) feet of combustible construction." **FINE \$100.00**
8. **FIREWORKS & FLAMMABLE ITEMS:** No fireworks allowed on Woodlands of Clemson property. Storage of flammable or explosive material is prohibited. **FINE \$250.00**
9. **SPEEDING:** Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated. **FINE \$100.00**
10. **BICYCLES/MOTORCYCLES/MOPEDS:** Under no circumstances are motorcycles or mopeds to be parked in hallways, on balconies/patios, or stairways. Bicycles may be chained with the iron railing under the stairs. Vehicles in violation will be removed at the Owner's expense. **FINE \$100.00**



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GENERAL INFORMATION

1. **PETS:** All pets must be registered with the Owner/Management Company of your unit and have a collar with a tag displaying the owner's name & contact information. Restricted breeds include Pit Bull, Doberman Pinscher, and Rottweiler. Limit of 2 pets per unit.
2. **PARKING AND VEHICLES:** Parking in the fire lanes, No Parking Zones, and landscaping is prohibited.
 - Boats, trailers, ATV's, vans, and commercial vehicles are **NOT PERMITTED**.
 - Vehicles which cannot operate on their own power or unlicensed vehicles shall not be permitted. Repairing of vehicles is prohibited. **ALL VEHICLES MUST HAVE A VALID PARKING DECAL AND INSURANCE.**
 - For your convenience, a car vacuum is located near the dumpster. There is also a water hose there that may be used to wash your car.
 - **Traffic Circle:** Be courteous and careful. Follow the arrows, do not cut through the circle.

The lot is randomly patrolled by Death Valley Towing (864) 985-0505. Vehicles violating this paragraph shall be removed at owner's expense, without notice.
3. **SOLICITATION:** There shall be no solicitation by any person anywhere in the complex for any cause or charity.
4. **COMPLIANCE:** Every unit owner and occupant shall comply with these Rules and Regulations and revisions hereto, which from time to time may be adopted. Failure of unit owner or occupant to comply shall be placed on notice of grounds for action that may include without limitation, an action to recover sums for damages, injunction relief, and/or any combination thereof.
5. **POOL RULES:** No swimming after dusk or before dawn. No glass at pool. Only invited guests are allowed. No pets allowed. Place ALL trash in trash cans.
6. **SECURITY:** Promptly call 9-1-1 and then notify Woodlands Management at (864) 654-3004 of any suspicious people or unusual activity on the premises. Maintenance personnel shall provide identification.
7. **FIRE PROCEDURES:** If you discover a fire in your unit or on Woodlands of Clemson property, please do the following:
 - Immediately call the fire department (9-1-1) and tell the dispatcher the floor and unit number, or other location, as well as your name and address.
 - Without delay, leave the building, or proximity, and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building or area immediately.
 - Notify Woodlands Management at (864) 654-3004 and your landlord if time permits.

THESE RULES AND REGULATIONS WERE ADOPTED FOR THE GOOD OF ALL IN HOPES THAT LIFE AT THE WOODLANDS OF CLEMSON IS BOTH PLEASANT AND COMFORTABLE FOR YOU AND YOUR NEIGHBORS. YOUR COOPERATION AND REGARD TO THE AFORESTATED ITEMS IS APPRECIATED. THESE RULES WERE ADOPTED BY THE BOARD OF DIRECTORS OF WOCHOA.