

## **Fort Hill Commons RULES AND REGULATIONS**

In order to create a congenial and dignified residential atmosphere, the Fort Hill Commons homeowners association (FHOA) have adopted the following amended rules and regulations for the guidance of all owners, their families, guests, and tenants. Please note that violators will be fined for infractions as indicated below.

### **FINES**

**GRILLS:** Grills other than gas or electric on balconies is strictly prohibited. All grills are to be placed away from siding and overhangs. **FINE: \$50.00**

**PETS:** Must pick up after pets. **FINE: \$100.00**

**TRASH:** All trash bags must be tied and placed in receptacle. UNDER NO CIRCUMSTANCES may trash be left on the porches or decks. **FINE: \$25.00**

**DECKS:** Clothing, trash, and other items must not be hung from the decks or porches or from clothesline on deck. No hammocks attached to walls or rafters. **FINE: \$25.00**

**NOISE:** All Parties and gatherings must be confined to the inside of the host's unit. No Unit Owner, nor his family, guests, invitees or tenants, shall make or permit any disturbing noises in the Buildings, or upon the Common Elements, nor permit any conduct by such person that will interfere with the rights, quiet enjoyment or convenience of other unit residents. **FINE: \$100.00 (after police contact)**

**KEGS:** No kegs (empty or full) on stored on exterior of unit. **FINE: \$50.00**

**SATELLITE DISHES:** No dishes to be installed WITHOUT WRITTEN PERMISSION from the HOA. **FINE: \$100 plus cost of building repair.**

**NO OBJECTS TO BE ATTACHED TO COMMON AREAS (INCLUDING EXTERIOR LIGHTING)**  
**FINE: \$100**

### **GENERAL INFORMATION**

**PARKING AND VEHICLES** – Parking in the fire lanes, No Parking Zones, and landscaping is prohibited. NO BOATS, TRAILERS, MOBILE HOMES, VANS, OR COMMERCIAL VEHICLES SHALL BE PERMITTED. No vehicle, which cannot operate on its own power or unlicensed vehicles shall be permitted at the Condominium.

**COMPLIANCE:** Every Unit owner and occupant shall comply with these Rules and Regulations and revisions here to which from time to time may be adopted. Failure of a Unit owner or occupant to so comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunction relief, or any combination thereof.

**SECURITY/NOISE:** Promptly notify Clemson Police Department of any suspicious people or unusual activity in the building. Clemson Police Department (Dial 911).

**FIRE PROCEDURES:** If you discover a fire in your unit, please do the following:

1. Immediately call the fire department (911) and tell the dispatcher the unit number, as well as the address.
2. Without delay, leave your apartment and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.