

## HARTS COVE HOMEOWNER'S RULES AND REGULATIONS

In order to create the most desirable atmosphere possible, the Harts Cove Homeowner's Association (HCHOA) 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

**PETS:** All pets must be registered with the Owner/Management Company of your unit. Fines issued:  
FINE \$50.00 Unleashed pets  
FINE \$50.00 Animals left unattended on balconies or patios  
FINE \$50.00 Failure to cleanup pet waste from the grounds

**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 \$25.00

**BEER KEGS:** Beer kegs (empty or full) are not allowed on the premises. FINE \$200.00

**BALCONIES:** Clothing, trash, and other items are not to be hung from the decks or porches. No hammocks attached to walls or rafters. Only patio furniture will be allowed. Objects in violation may be removed with notice. FINE \$25.00

**NOISE:** Noise from televisions, stereo equipment, musical instruments, and talking should be kept at a minimum at all times and MUST NOT DISTURB OTHERS. No Unit Owner, nor his family, guests, invitees or tenants, shall make or permit any disturbing noises in the building nor permit any conduct by such person that will interfere with the right to quiet enjoyment of other units' residents. FINE \$50.00

**RECREATIONAL FACILITIES:** Owner or tenant shall permit only his or her family members and invited guests (if accompanied by owner or tenant), to use the recreational facilities. Failing to comply with or allowing family or guests not to comply with posted rules for the use of the swimming pool, swim dock, clubhouse, fitness center, game room, computer lab, or parking areas will not be permitted. FINE \$100.00

**GRILLS:** Grills are not allowed. According to the International Fire Code Section 308.3.3, "charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within ten (10) feet of combustible construction". FINE \$50.00

**SPEEDING:** Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated. FINE \$100.00

**BICYCLES/MOTORCYCLES/MOPEDS:** Bicycles are not to be chained to the stairs. Motorcycle owners must protect pavement from kickstand puncture marks during warm weather. Under no circumstances are motorcycles or mopeds to be parked in the hallways, balconies, or stairways. Vehicles in violation will be removed at the Owner's expense. FINE \$50.00

**CIGARETTE BUTTS:** All levels will be given a 24-hour notice to clean out flowerbeds and lower levels. If not cleaned, ALL LEVELS WILL BE FINED. FINE \$25.00

### GENERAL INFORMATION

**PETS:** All pets must be registered with the Owner/Management Company of your unit. Limit of 2 pets per unit. See Pet Policy.

**PARKING AND VEHICLES:** Parking in the fire lanes, No Parking Zones, and landscaping is prohibited. BOATS AND TRAILERS ARE ALLOWED IN THE DESIGNATED AREAS AND MUST HAVE A DECAL. MOBILE HOMES, VANS, AND COMMERCIAL VEHICLES ARE NOT PERMITTED. Vehicles which cannot operate on their own power or unlicensed vehicles shall not be permitted at the condominium. Repairing or washing of vehicles is prohibited. The lot is randomly patrolled by Valley Services (864-654-4544). Vehicles violating this paragraph shall be removed at owners' expense, without notice.

**SOLICITATION:** There shall be no solicitation by any person anywhere in the complex for any cause or charity.

**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 grounds for action that may include without limitation, an action to recover sums for damages, injunction relief, or any combination thereof.

**POOL RULES:** NO SWIMMING AFTER 11:00PM. NO GLASS AT POOL. ONLY INVITED GUESTS ARE ALLOWED. PLEASE DO NOT LEAVE TRASH ON THE POOL PROPERTY, PLACE TRASH IN CANS.

**SECURITY:** Promptly notify HCHOA (864-654-3333) of any suspicious people or unusual activity on the premises. After hours, notify the Oconee County Sheriff's Dept at (864)638-4111.

**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 floor and apartment number as well as your name and address.
2. Without delay, leave the building and be sure to close the door behind you, leaving it unlocked. Alert other occupants in the building immediately.
3. Notify Advantage Property Management (864-654-3333) and your landlord if time permits.

THESE RULES AND REGULATIONS WERE ADOPTED FOR THE GOOD OF ALL IN HOPES THAT THEY WILL MAKE LIVING AT HARTS COVE 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 HCHOA.