



RULES AND REGULATIONS

Effective as of 04-01-2017

In addition to the use restrictions as set forth in the Master Deed, the Board of Directors has established the following guidelines for The Lofts at Mills Mill.

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Background

The fundamental purpose of community rules and regulations is to provide the framework within which people can live in harmony in a group situation and to provide a basis for protecting equity of owners in the Association. Most rules are merely expressions of residents being courteous and considerate of their neighbors. These rules establish the standards of life-style at The Lofts at Mills Mill and protect the rights and investment of owners. Prospective residents should look elsewhere if this is not the standard that they and their guests are willing to support, maintain, and enhance.

General

1. All Lofts recreational facilities (community room, fitness center, pool, etc.) are for the exclusive use of the Lofts residents and their guests. Residents are responsible for the conduct and safety of their guests at all times. Because the Lofts facilities are for the enjoyment of residents, in-town guests should be limited. Discretion should be exercised at all times and sensitivity to residents must be a first priority.
Note: The Board of Directors has the right to limit the number of guests that may accompany any resident at any time.
2. The Lofts is not responsible for any personal property loss or damage which may occur on or within the pool area, fitness center, community room, or other common areas.
3. Carts are provided to assist bringing in groceries, packages, etc. Carts are to be returned to the mail center immediately after use.
4. No cooking grills of any kind are to be used or stored on any patio or balcony. Portable kerosene or natural gas heaters are not allowed (and are not legal for use in multi-family homes).
5. Smoking is not permitted in any of the indoor common areas, including hallways, fitness center, or community room.
6. Personal items must not be left in the storage area outside of the owner's individually deeded storage unit. Items left in the common areas of the storage basement will be considered abandoned and removed at the owner's expense.
7. No obnoxious, offensive, or unlawful activity shall be conducted within any unit or in the common areas which may become an annoyance or nuisance to others or endanger the health and safety of any person.
8. Association quiet hours extend from 10:00 p.m. until 7:00 a.m. During this time, residents must be especially cautious about noise they make in the hallways (e.g., shopping carts, trash chute, boisterous activity, etc.) and their units (e.g., TVs, stereos, vacuuming, allowing doors to slam, etc.).
9. Residents should not "tailgate" when entering the gated resident parking area. Each vehicle should swipe their proximity card to signal the gate to open.
10. The Lofts does not provide an area or outlet for electric vehicles to charge, including golf carts.
11. In addition to these rules and regulations, "Article VIII – Restrictions on Use" in the Lofts Master Deed should also be reviewed.

Architectural Control and Construction Rules



The intention for specifying architectural control in community associations is to keep some semblance of uniformity and balance within the association. Guidelines are established and owners must receive advance approval before any exterior work is done. Residents of some communities might not be used to association living and might find that these rules limit self-expression. At The Lofts at Mills Mill, we are not just any condominium or community association. Our one-of-a-kind property played a formative role in the history of Greenville and is on the National Register of Historic Places, which makes the following rules and regulations aimed toward preserving the property all the more important.

1. No window coverings (including but not limited to curtains, shutters, blinds, etc.) shall be installed or hung in any window of any unit unless they have a white lining or backing on the side exposed to the window.

2. The interior hallways must remain clear and undecorated outside each unit's door. The only items acceptable to be placed outside of your unit in the hallway are: one door mat measuring no larger than 24x36 (to fit within the frame of your door), and/or one wreath or swag (hung in a manner to not cause damage to the door), and/or one small key holder or doorbell (with board approval using property change request). All other personal items and decorations in the hallways, on unit doors, or elsewhere in the common areas, including but not limited to shoes, umbrellas, furniture, flowers, planters, statues, hardware, electronic equipment, pictures, and signs are prohibited. Realtor lock boxes and deliveries are acceptable. Owners shall keep their door mat and wreath in a clean, neat, and orderly condition if they choose to have them.
3. All architectural modifications and additions outside an owner's unit must be approved by the Lofts Board of Directors. Contact the Association Manager at 864-467-1600 for the Property Change Request Form.

"Exterior" at the Lofts is considered anything outside of your unit, including outside your unit in the hallway. All changes require approval, including handles or locks on your door, addition of key holders or doorbells to your door frame, hardwood floor thresholds, and any other items proposed to be installed in hallways, balconies, or patios.

4. Screens are permitted to be installed on your windows or exterior patio/balcony doors. Architectural approval must be obtained prior to installation. Framing of screens must match the color of the window or door framing and charcoal gray or black fiberglass screening is recommended.

The following construction rules are intended to prevent remodeling or repair work proposed for your unit from adversely impacting the safety, security, or well-being of those living around you—as well as ensuring that property values and building integrity are maintained.

5. Residents and contractors shall store construction equipment and supplies only within the unit, and shall provide to the Association Manager a list of any hazardous or flammable materials being stored.
6. Working Hours: 8:00 a.m. to 6:00 p.m. No work creating a disturbance to the common areas or your neighbors is allowed outside of these hours unless it is of an emergency nature or approved in advance by the Board.
7. If access to common areas (including roof, maintenance closets) or other unit is required this must be coordinated through the Association Manager.
8. Contractors/service people must provide their own off-site refuse disposal. There are no dumpsters on site for construction refuse.
9. All contractors should be licensed and bonded.
10. Any work that will create an odor and/or potentially be a nuisance or risk to the safety of others must be scheduled with the Association Manager at least seventy-two (72) hours in advance.
11. If the work to be performed requires modification to the gas, plumbing, electrical, building envelope, or structural integrity of the space, the unit owner is required to have approval from the Board of Directors prior to beginning work. Utility work done beyond the owner envelope will require the appropriate license.



Contact the Association Manager to discuss your project if you are not absolutely certain about architectural design review or rules governing work that you or a supplier are about to take on. Always better to learn from the experience of others before you, such as: the solvent or paint you planned to use will likely impact those living below you if not properly ventilated; the renovation design targeted for your kitchen sink and dishwasher could cause problems for the drain on which the hallway AC outside your unit depends; tools that generate a lot of dust can set off the building fire alarms. Our Association Manager has dealt with these and many other similar incidents and can help you to avoid construction problems while keeping it peaceful and quiet for your neighbors.

*Please refer to the following URLs for more information about the history and uniqueness of our property
http://en.wikipedia.org/wiki/Mills_Mill or <http://www.nationalregister.sc.gov/greenville/S10817723027/index.htm> .*

Parking



Few issues can compete for the title of “the most aggravating” amongst community associations than the subject of parking. Busy schedules, armfuls of groceries, and the ever-increasing number of vehicles per household are just some of the sources of the problem. The good news is that there are more than enough parking spaces at Mills Mill for everyone... but not all of them are just outside the building entrance. The objectives of the rules and regulations below are so that all residents—and their cars—can live in peaceful harmony in the community.

1. The eight visitor parking spaces in the front of the building are for visitors only. Residents must never park in the eight visitor spaces.



Too much time is spent debating who is a visitor and who is not. For the purpose of visitor parking in the front, if a person does not have access to a proximity card then they are considered a visitor. If assigned a proximity card then you should park in the resident's lot in the back.



Why is the Board so strict on visitor parking? The goal is to ensure that your visitors and realtors can park on the property, just as you were able to when you visited for the first time.

2. There is adjacent parking available in the front and back of the property that is not owned by the Association. Parking in these spaces is at the owner's risk.



Hosting out-of-town guests? Consider letting them park in the resident's lot in the back, especially if you will be escorting them around our amazing city. #yeahTHATgreenville.

3. Vendors, repair personnel, contractors, etc. are to park in the resident's parking lot in the back of the building or in the overflow parking area... not in visitor parking. Access to the gated, resident lot is the responsibility of the owner.
4. An official state-issued handicapped parking placard is required to park in the handicapped spaces.
5. The two 30-minute loading and unloading spaces are for the benefit of all residents to carry items in and out of the building. These two spaces must not be used for general parking, especially overnight parking.
6. No long-term parking is permitted in the parking lot without written Board approval.



Going out of town for a few days? Consider parking your car in one of the lower spaces to allow your neighbors a chance to park closer to the building. I know it's hard to give up “your” space... but you might appreciate it if someone “paid it forward” to you. Also, consider leaving your car keys with a neighbor, just as is a good practice with your housekey, in case of emergency that requires your car to be moved while you're away.

7. No boats, boat trailers, recreational vehicles, travel trailers, tractor-trailers, other trailers, disabled vehicles, or tents are to be parked, erected, kept, or permitted to remain on the property.
8. No major automotive repair or service is to be performed. Prohibited work includes, but is not limited to, oil changes, tune-ups, work requiring a hoist or jack (other than flat tire changes), and any work requiring a hood to be open for more than 2 hours. Routine services such as towing, jump-starting or battery replacement, windshield repair or replacement, washing, waxing, and vacuuming are allowed. Power cords and hoses are not to be run in the parking lot for automotive servicing.



No one wants to slip on oily or soapy walks and asphalt, trip over tools, be sprayed with water or listen to others' loud music in the parking lot. We must all be cautious of chemical spillage which can erode the asphalt, is hazardous to pets and can runoff into Brushy Creek. Please park your car in one of the lower spaces when cleaning or making minor repair to avoid inconveniencing others.

9. Absolutely no parking is permitted at any time in the fire lanes (denoted by red curbs). Greenville Police Department enforces the fire lanes. Fines will be assessed against the owner of the vehicle by the Police Department and/or the vehicle will be towed by a designated service provider.
10. No loitering or uses of the parking lot for any but the above purposes. Violators will be considered trespassing on private property and may be subject to prosecution or towing of vehicle at owner's expense.

Waste and Recycling



1. All trash and garbage must be placed in plastic bags and tied securely before being placed in the trash chute. Larger/overflow trash items (e.g. large boxes, packing materials, etc.) must be taken to the dumpster located near the Bark Park. **Large and/or loose items must never be placed in the trash chute. Fines will be assessed for any large/loose items placed in the trash chute.**

2. Owners are responsible for the removal from the property of all extra-large trash items including but not limited to old appliances, carpet, padding, furniture, etc. Such items are not to be left by the dumpster. The waste management company will not pick up items outside of the dumpster. Owners will be charged for the expense of removing abandoned items.



Typically take your trash or recycling out on weekends? Well, so do many others, including those moving, which on rare occasion can lead to containers or the chute being full. Consider taking your trash and recycling mid-week if that is convenient for you.

3. Blue recycling bins are available near the bike rack so that Lofts residents can conveniently support the recycling effort. Please place recyclable trash items (e.g. plastic, cardboard, and paper) in these containers. Please thoroughly rinse all containers before placing them in the bins. The following items ARE acceptable inside the recycling bins:
- Mixed paper, including magazines, bulk mail, phone books, newspapers, paper bags, etc.
 - Cardboard and beverage containers. No pizza boxes with heavy grease or cheese residue and no take-out boxes. Remove all non-paper packaging such as styrofoam or sealed-air product. Boxes must be flattened and placed inside containers. *Compressed boxes in the bin will allow room for others to recycle.*
 - Aluminum cans, foil and pie pans, steel cans (labels can remain attached).
 - Plastic bottles and jugs, but only those with a "neck".
 - Plastic food and beverage containers, if all food and grease is removed.

The following items are NOT accepted for recycling:

- **No glass jars or bottles - clear, brown, blue or green glass will be accepted (Effective 1 March 2016).** No ceramic items, window glass, drinking glasses or mirrors.
- No plastic bags (grocery or trash, including to contain recyclable items), no bubble wrap, and no styrofoam.

If you need to dispose of large cartons or if the bins are full, either flatten them and place in the dumpster at the Bark Park or take them to the city recycling center at 800 Stone Avenue or 514 Rutherford Road. Do not leave anything on or next to the blue recycling bins.



Take your proximity card and wear shoes when you walk to the trash chute. In the event it happens to be full, you can continue outside to the dumpster to properly dispose of your bag... never on the floor in the trash chute room.

4. Under no circumstances is garbage or trash permitted outside any unit—in the hallways, trash chute rooms, or balconies—with the intention of later removal. Fines will be assessed for garbage or trash left outside a unit.



Have personal items that you no longer need or want? Please take them to Goodwill or equivalent to give them a second life. Do not leave items near the mail slot or in the storage area for "donation". Someone might appreciate your old magazines, books, 8-tracks, and electronics, but not at the expense of our building appearing as a jockey-lot. If you think someone in the Lofts would appreciate your generosity, an alternative could be to post a note on the bulletin board or online. You could offer your lightly used items or excess veggies and have them come to your unit to collect them, rather than cluttering up the common areas.



*A little overwhelmed? Simply recycle what is allowed and make sure items are always **inside** the containers. What inconsiderate folks leave on top or next to the bins looks—well—trashy, and usually ends up blowing across the property. All remaining household trash must go **inside** the trash chute or dumpster... never in the common areas or containers near the entrances/exits.*

Pets



The reality television program “Dog Whisperer with Cesar Millan” featured guests and their problem dogs that were rehabilitated by the end of the show. Millan offered coaching on how the owners could become their pet’s “pack leader”. It was up to the viewer to decide whether the behavior modification was more the dog’s or the owner’s to be made... always the owner’s first before progress could be made with their pet. “Dogs are the most amazing creatures; they give unconditional love.” is a favorite quote. In return, we treat them as members of the family and welcome them to The Lofts at Mills Mill. However, dog owners who struggle to follow the rules on pet ownership will not find living here as welcoming... or worse, find as “pack leader” that they have let their pet down and it might have to go live elsewhere.

1. Pets outside an individual unit must be kept under control at all times. Under no circumstances are pets (dogs, cats, etc.) allowed outside the unit unless they are on a leash or being held. The exception is inside the Bark Park, where dogs may be off leash if “under control” of the owner.
2. Pet owners are required to curb their pets at least 30 feet away from all building entrances, sidewalks, and patios. Owners shall not let their pets void inside the building or on patios. A Bark Park has been provided for this purpose.



Why require pets to “go” so far away from the building, sidewalks, and patios? The cost of improving and maintaining the grounds is one of our largest monthly expenses. It is important for first and lasting impressions of our community that any possible damage to the grass be limited to areas on the property with the lowest resident and visitor traffic.



Not carrying your tape measure with you when you are out walking your dog? No problem... 30’ is approximately the width of three parking spaces. Make sure to maintain this distance from the building, doors, sidewalks, patios, and other “people” areas before letting your dog void.

3. All pet waste must be immediately disposed of properly. Pet owners are responsible for the removal of the waste and disposal in provided dispensers at the entrance to the Bark Park and in the front of the building.



Consider a dog leash with a holder for bags or perhaps tie bags to the top of the leash so you are never without when Fido is ready for his “business”.

4. Pets should never be allowed in any of the flower beds or within 30 feet of the community garden plots.



There is no other downtown condominium with a Bark Park, so please take advantage of one of the features that separates us from other properties.

Ask your neighbors who are already in the Bark Park if it is ok to let your dog off their leash. Some pets (and owners) might not always play nicely together.

5. No pets shall become a nuisance to the community or destroy property.
6. Pets must not unreasonably disturb neighbors, e.g. barking, howling, etc.



Shopping for the perfect play toy for your pup to occupy itself while you’re away? Imagine for a moment how hard balls and chew toys might sound to the neighbors below you as they are bounced across your floor and perhaps consider alternatives.

7. No pet may be tied, chained, fenced or staked in any common area including a resident’s patio.
8. The breeding of animals for commercial purposes is prohibited.

9. The Lofts has breed restrictions with regards to pets. Refer to Section 8.8 in the Master Deed for details.
10. It is the responsibility of the owner of the unit to ensure that the rules and regulations for pets are respected, whether it is they, their renter, or someone else (e.g., dog sitter, visitor with a pet) who is with a pet on the property.



It is not only disgusting for residents to not pick up their dog's "doodie", it's also a health and safety risk. The possibility of disease spreading to other pets or the risk of E. coli or other poisoning to humans who might walk in your poo then track inside is real. Additionally, dog feces ranks as high as third on the list of contributors to contaminated water. Those downstream from our Brushy Creek sure appreciate you immediately and properly disposing of your dog waste.

11. Please see the Master Deed, Section 8.8 for specifics on restrictions and consequences for repeated violations, including the Association's right to require the owner to remove the pet permanently from the property.



You and I had trouble "holding it" as infants and could possibly have some trouble in our final years. The same is true for puppies and older dogs. Accidents happen. What is important is that all accidents, especially inside the hallways, elevators, stairs, and entrances/exits are immediately cleaned and sanitized if your dog makes a mess. No one will do this for you. It is on you to check behind where you walk your dog to make sure nothing has accidentally "dropped"... and immediately and responsibly treat any areas if something has.

Leasing Permit Policy



In order to preserve the character of the condominium as predominantly owner-occupied, and to comply with the eligibility of requirements for financing in the secondary mortgage market, leasing of Units shall be allowed only in accordance with and subject to the requirements of Section 8.6 in the Master Deed. "Leasing" as used in this Section shall mean the regular and exclusive occupancy of a Unit by any Person other than the Owner or the immediate family of the Owner.

1. "Leasing" as used in this Section shall mean the regular and exclusive occupancy of a Unit by any Person other than the Owner or the immediate family of the Owner.
2. No unit may be leased unless the owner of the unit shall first have applied for and thereafter received from the Board a "Leasing permit", which shall establish the terms and duration pursuant to which an owner shall be permitted to lease a unit.
3. A permit must be applied for and issued (if available) by the Association Manager **prior** to the renting of the unit.
4. Only 31 units may be leased at any one time.
5. All regime fees and/or assessments must be current in order to obtain a leasing permit.
6. Once a leasing permit has been issued, the unit owner has ninety 90 days from the date of issuance to secure a tenant (renter). If the unit owner has not obtained a tenant, the permit will be forfeited. However, the owner may request a 30-day extension provided he produces proof of advertising of the unit for rent to the Association Manager. Documentation must be provided upon request until the unit is rented. If the unit owner fails to provide documentation, the permit is withdrawn.
7. Per the Master Deed, leases must be a minimum of twelve (12) months. Leases for less than twelve months are not permitted and will not be considered valid at the Lofts. In the event a tenant moves out before the twelve-month lease expires, owners can maintain the lease permit with the property remaining vacant until the 12-month lease expires or can forfeit their leasing permit.
8. A copy of the lease agreement with each page of the current rules and regulations initialed by the lessee(s) incorporated therein must be provided to the Board and the Association Manager to be kept on file.
9. A "lease-to-own" agreement between seller and buyer of a unit requires a valid leasing permit.
10. No timeshares, hotel-type tenancy, or equivalent programs (e.g., VRBO, AirBNB) are allowed.
11. Leasing permits are assigned to a unit and do not convey.
12. Refer to Moving section for information on Move-In Fee.
13. There is a \$150 Annual Lease Permit Administration Fee for all current leasing permit holders and a one-time, non-refundable \$50 Leasing Waitlist Fee for owners requesting to be added and maintained on the waitlist. These fees are necessary to cover overhead associated with the management of our 31 rental units.
14. Violations of the Leasing Policy or Master Deed will result in a cease-and-desist court order and/or a \$500 fine plus any related legal expenses.



Our community is fortunate to have amenities that set apart The Lofts at Mills Mill from other downtown condominiums. The swimming pool, community room, grilling area, and fitness center add value to the property and can bring residents of the community together as gathering places to meet, relax, and socialize. Rules and regulations surrounding these amenities are primarily for the safety of residents and their guests, but maintaining the investment and ensuring their enjoyment for others are also important. Your cooperation and commitment to the rules and regulations below will allow those who come behind you to be able to enjoy the amenity as much as we hope you were.

Pool

1. No lifeguard on duty. All non-swimmers must be accompanied by a swimmer with the ability to assist when using the pool area. Swim at your own risk. The Lofts is not responsible for injuries or accidents to residents or guests.
2. Pool parties are not permitted. No organized activity or group that may interfere with any resident's use of the pool is allowed. Please use discretion in the number of guests you bring to the pool.
3. The pool may be used from 7:00 a.m. to 11:00 p.m. each day during the season designated by the Association. Seasonal openings and closings will be communicated by the Association Manager.
4. The pool telephone is for emergency use only. (Dial 911)
5. Showers are required before swimming.
6. Any person having an apparent skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease is excluded and prohibited from using the pool.
7. Flotation devices are permitted provided they are not used in such a manner so as to interfere with other residents' normal pool usage. (Note that these devices state that they are not to be relied upon for lifesaving purposes.)
8. No diving, running, pushing, wrestling, snapping towels, excessive splashing, or causing undue disturbance in or about the pool or surrounding areas. No horseplay.
9. Audio / music devices are to be used at a low volume level only and must not interfere with the enjoyment of other members.



Enjoying some time with a few friends out at the pool? Some of your neighbors might be trying to do the same and may not appreciate your cigarette smoke, conversation across the pool, cell phone etiquette, or choice of music on your Bluetooth speakers. If in doubt, ask your neighbor if your music is too loud or if your "outside voice" needs a little adjusting. You might appreciate the same courtesy when you are there alone looking for some quite time in the midst of others.

10. No glass containers of any kind are allowed inside the pool area. Owner will be assessed a \$1,000.00 fine for any glass that they, their renters, or their guests bring inside the pool area or dispose of inside the pool area. In the event glass is broken in the pool area, the pool will be closed, drained, and the bottom cleaned according to SC Department of Health and Environmental Control requirements. The cost for this required work will be assessed to the responsible owner.



You (hopefully) would not take glass containers to the pool at the Hilton, your YMCA, or our local Kroc Center... so please do not bring glass to The Lofts pool. DHEC governs broken glass in the pool area, not the Board. Note: This includes bringing bottles inside the fence in a cooler with the intent to pour into plastic cups. Bottom line is leave all glass outside of the fenced pool area.

11. Proper attire is required at all times. Cut-off jeans or other frayed clothing and diapers are prohibited in the pool. Please remove all loose metal objects, i.e. bobby pins, jewelry, clips, etc. due to potential risk of clogging filters and damaging equipment.
12. No food, tobacco products, or similar items allowed within four (4) feet of the pool. Use trash containers for disposal.
13. Pets or animals are not permitted within the enclosed pool area.

Community Room

1. The community room is for the exclusive use of the residents of the Lofts, unless otherwise approved by the Board of Directors. Residents wishing to use the community room for a private function will need to contact the Association Manager at 864-467-1600 to schedule the event, pay a deposit, and receive a housekeeping check list.
2. Reservation hours are between 8:00 a.m. to 11:00 p.m., including setup and cleanup which must be on the day of reservation. Only the community room may be reserved. The adjoining patio and grills and the pool may not be reserved.
3. While reserved, the Community Room is intended for exclusive use by the resident and their guests for their private function. All other residents are expected to respect the reservation and avoid the community room during the reserved time posted. A posted notice to hold an event, electronic or otherwise, is considered a reservation and should follow the reservation policy.
4. All rules and regulations apply for the community room, whether for a reserved event or for casual use. Residents are accountable for the actions of their guests or providers at all times. Care must be taken to prevent a private function held in the community room, including guests entering and exiting the event, from disturbing neighbors. All or portions of the deposit will be withheld as a result of housekeeping, rules violations, or disturbances.

Grills

1. Make sure the burner controls are turned off at the grills after each use. The timer will control that gas is not flowing to the grill after each use.
2. Grill plates are to be cleaned after each use. A wire brush is provided.

Not cleaning the grill plates after each use will result in loss of deposit and/or fines.

Fitness Center

1. The use of the fitness equipment is at your own risk.
2. Volume of the TV should be at a respectful level at all times.



Using closed captioning subtitles is a good way to let exercise help you manage your stress... while not adding to your neighbors'.

3. No personal articles are to be left in Fitness Center and no Association items should be taken out of the room.



Arrange a lounge or raise the umbrella at the pool to maximize sun or shade? Use a few dumbbells in the fitness room for your cross-fit routine? Combine a few tables in the community room for an impromptu gathering? Great! Remember to put things back to their normal position. The nice folks who care for our building might take care of that, but it is likely that several of your neighbors will want to enjoy them before things can be returned to their standard setup. Please try to "leave everything a little better than you found it" out of courtesy for your neighbor.

Moving



Moving day is equal parts anticipation of finally signing the papers to join our wonderful community and the stress of wondering how you will be able to get it all done so you can be settled in and feeling welcome. The proper planning and execution of a move, especially if you are downsizing from a single-family home to multi-family living, is enough to overwhelm even the most prepared. The Lofts moving guidelines are in place to help you avoid missteps during your move in to or out of our property. Your new neighbors and our historic building will appreciate your attention to detail on the rules and regulations below.

1. The Association will collect a non-refundable \$250 Move-In Fee to recover costs of building wear associated with moving. This fee will be collected at closing for units being sold and from investor-owners for units signing new leases.
2. Move-in shall be conducted between 8:00 a.m. and 10:00 p.m. Monday through Saturday and from 10:00 a.m. to 8:00 p.m. on Sunday.
3. Only the rear, resident entrance may be used for moving.
4. Moving trucks of any type are to park in the rear of the building. It is the owner's/resident's responsibility to provide access into the rear parking area and to be responsible for any damage by moving trucks to the gate and grounds.
5. Moving trucks may not block cars or impede traffic. Items being moved may not impede walkways and hallways.
6. Pods or temporary storage containers used during the moving process may be used with prior approval by the Board. They are to be placed in the rear of building and for up to three days.
7. Owner/resident must be present to allow access into the gated parking area and the rear entrance to the building.
8. The rear entrance door should not be propped open when not in use during the move in process.
9. Please contact the Association Manager at 864-467-1600 within 48 hours in advance during business hours (8:00 a.m. - 5:00 p.m. Monday - Friday) to make arrangements to have the elevator pads installed.
10. Only one elevator at a time may be used.
11. Exercise care not to scuff or mark the common area walls and floors during the moving. Owners/residents will be responsible for any damage.
12. Sound carries. Noise must be kept to a minimum during the move in so as to not disturb neighbors.
13. All boxes must be broken down and disposed of inside the recycling bins or the dumpster provided in the rear parking lot. Boxes and personal items are not to be left next to or outside the recycling bins or dumpster.
14. Dumpster: The waste management company will not pick up any items left outside the dumpster. Greenville County has disposal facilities available for oversized or banned materials with details on their web site.
15. Recycling: If you have oversized boxes or a large quantity of boxes related to your move, please consider taking them to the Greenville Recycling Centers at 800 Stone Avenue or 514 Rutherford Road to avoid filling all the recycling bins so that all residents have an opportunity to recycle.

Community Garden

A limited number of garden plots are available to residents for an annual rental: April 1 to March 31.

An annual, non-refundable rental fee will be used to cover costs to establish the garden and for annual costs to maintain the garden year to year. In addition to the rental fee, an additional annual deposit will be required at rental and is to be returned at the end of the rental period if the garden plot is cleared of all plant material and left as it was found at the beginning of the season.

Plots may be split at the discretion of the resident awarded the assignment who is responsible for the fees and upkeep.

1. Each gardener is responsible for the maintenance and upkeep of their garden plot.
2. Tools are the responsibility of each garden plot renter.
3. Dogs are not allowed within 30 feet of the garden plots.
4. Children are welcome in the garden but must be accompanied by an adult and must be supervised at all times.
5. Vegetables and flowers only are permitted in the garden space
6. Garden plots should be cared for at least once a week. It is the gardener's responsibility to notify the coordinator if he or she is not able to care for their plot in any given week. If any plot remains unattended for more than five (5) weeks that plot is subject to reassignment.
7. Should a gardener abandon their plot, the renter will forfeit their deposit fee to clean and maintain the plot until it can be reassigned.
8. The application of herbicides (weed killers) to the garden plots is prohibited.
9. Assignment of garden plots will be awarded by a lottery system. Preference for next year's plots will be given to this year's participants first.
10. Plot fees are due in full before the garden season begins.
11. Garden plots do not convey with their unit. Residents with a garden plot who move during the season should return the plot to how it was found in order to have their deposit returned or can arrange for another resident to assume the plot and pay the deposit.
12. Gardeners may harvest vegetables and flowers only from their garden.
13. At the end of the growing season, gardeners are responsible for clearing their plot of all plant material and leaving the plot as they found it in the spring in order to be refunded the additional deposit.
14. It is the desire of the Association that the garden be organic and that the use of non-organic materials are prohibited.
15. The Garden Committee is responsible for ensuring that the rules are followed at all times. The committee is made up of gardeners approved by the HOA Board of Directors with actively-rented plots during that year.

Enforcement Procedure

Glass in Pool Area

- Owner will be assessed a \$1,000.00 fine for any glass brought inside the pool area. No warnings will be given.

Long-term Parking, Trailers/Boats, and Registration

- A warning notice of the violation will be sent to the owner and/or posted on the vehicle giving ten (10) days to correct.
- A second warning notice of the violation will be sent giving an additional ten (10) days to correct.
- If the violation continues the vehicle will be towed by a designated service provider and fine assessed.

Parking in fire lanes will result in towing and the potential for fines on the first occurrence. Enforcement for all other violations for parking (handicap, visitor, loading/unloading, waste pickup) is covered by "All Other Violations".

Safety/Security/Health Violations (including Pets, Waste and Recycling, Pool, Grills)

- A first time violation—owner will receive a warning notice detailing the violation.
- A second time violation—owner will be assessed a fine of \$50.00 and potentially lose applicable privileges (e.g., pets, pool, grills).
- A third time violation—owner will be assessed a fine of \$150.00.
- Repeated violations of the same kind—owner will be fined \$250.00 for each subsequent occurrence.

In cases where the community has been exposed to intentional and unnecessary risk (e.g., door propping on Guess St., manipulating safety/security devices, etc.), the Board reserves the right to skip warnings and progress directly to an appropriate fine. The owner will always be responsible for damages that may occur or cleanup required as a result of any violation in addition to fines.

All Other Violations (except those listed above and Leasing Violations)

- A first-time violation—owner will receive a warning notice.
- A second-time violation—owner will be assessed a fine of \$25.00.
- Repeated violations of the same kind—owner will be fined \$50.00 for each subsequent occurrence.

All reports of violations should be reported to the Association Manager with relevant specifics (time, date, location, and description of the person and the act). It could be good to reference which rule/regulation was violated. Be as succinct and clear as possible in order to allow for a fair and proper investigation... perhaps as Jack Webb's "Joe Friday" character often described in the phrase, "All we want are the facts, ma'am".



The best thing—and the worst thing—about community-association living can be the rules and regulations. As independent adults, we generally do not like to be told we cannot do something, especially if we have lived for years doing those same things somewhere else.

For some of us, we moved to The Lofts after living for years in neighborhoods without an HOA... where we could do anything we wanted any time we wanted. For others, we have prior experience with an HOA and understand the value and security it can provide. Some of us have worked for years to save so we can retire to a community like The Lofts at Mills Mill. For others, The Lofts is the first time we have lived away from parents or at school. For some of us, we don't have ownership in The Lofts unit where we live, so we might not be as invested as the one holding the mortgage or fully appreciate the difference between our property and other downtown, rental-only communities. Finally, some of us have never lived in a multi-family until now, which can be a shock to the system if used to single-family living. No matter how we and our neighbors found our way here, we have made a conscious choice to live in community together. These rules and regs, along with the supplemental tips identified with the lightbulb and background sections in blue text, are intended to describe WHAT is expected, as well as WHY it's important, so that we might easily and reasonably live in harmony. In the end, living by the Golden Rule can go a long way too.