

## **Thornblade Crossing Rules and Regulations**


A Townhouse community places people in close proximity to neighbors. There are jointly owned common areas provided for the benefit of all residents. Maintenance and management of the entire community is the responsibility of a Board of Directors. This group is comprised of residents of the community and is elected on a yearly basis.

The Board must make decisions as to how the community is managed for all residents and must balance the needs of the entire community with the desires of individuals within the community.

It is important that everyone knows what is required of each of us as owners, or as tenants of property owned by others in following the rules of this community. These rules are explained in detail in the By-Laws and Covenants and should be familiar to each property owner. If your lawyer or realtor did not give you a copy of these as required when you purchased your unit, you may obtain a copy from our property manager, Ted Taylor, N&H Enterprises, 467-1600.

The By-Laws and Covenants grant the Board of Directors the responsibility and authority to make and enforce rules that may not specifically be spelled out in the By-Laws and Covenants, but are necessary for the smooth operation of the community. In this document, you will find an updated, abbreviated, and paraphrased set of rules from the current and past Boards. These rules cover the common areas, landscaping, parking, and general living in the community. It should provide the residents of Thornblade Crossing with a quick reference to the latest rules and regulations that have been adopted by the Board of Directors to keep our property a pleasant place to live without completely restricting the freedom of the individual, but adhering to a standard that is made for the benefit of all. This document does not replace the By-Laws and Covenants, but is an additional clarification of them.

The cooperation, courtesy, and consideration for each other are required by all of us to make Thornblade Crossing a great community that we are all proud to call our home.

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# Thornblade Crossing Rules and Regulations

## I. ATTRACTIVE PREMISES, EXTERIOR MAINTENANCE, AND ENJOYMENT OF PROPERTY

### A. Screening and/or Fencing

Owners may fence or screen in patio areas. However they must first obtain permission from the Architectural Committee. Maintenance of any addition shall be borne by the owner and not the association. Please use the Architectural Change Request Form to obtain permission for any changes. This form may be obtained from N & H or downloaded from the web site.

### B. Additional Planting of Flowers and Shrubbery

The Owner may plant small annuals in front of shrubbery and place container plants in front or back of his residence. All other plants, flowers, trees, or shrubbery requires the permission of the association. Maintenance of any additional plantings shall be the responsibility of the Owner. If, in the opinion of the Association, any plantings are not maintained in a neat and orderly manner, or if any plantings interfere with the maintenance of the common areas, the Owners rights may be revoked and the plantings will be removed at the Owner's expense.

### C. Signage

No Owner shall display to public view any sign, placard, poster or billboard except as allowed by the Association, and except for any Owner who wishes to place a "For Sale" or "For Rent" sign in the interior of the window of their unit. The sign may be no larger than 18" by 24". No signs are allowed on the lawn.

### D. Business

No Business, Trade, Occupation or Profession of any kind shall be conducted or permitted on any part of the property. However, a resident-owner may maintain a home office in his residence so long as it does not generate pedestrian or vehicular traffic on the property. No signs or advertisements concerning a business can be displayed on the property, and in no way shall the rights of other Owners to the full enjoyment of their properties be affected by such business.

### E. Attractive Premises

- 1) **Garbage\Trash containers** must be so located that they will not be visible from the front street. Trash cans are to be put out the night before pickup and brought in the night of pickup. It is understood that *at times*, exceptions may be necessary. The yards of each lot shall be neat and clean at all times.
- 2) **Window air-conditioners** are prohibited in the front of homes or any window that can be seen from the street.

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- 3) **Satellite dishes** should be placed on the homeowners' property at the rear of the dwelling but not on community property *unless* necessary to receive a signal *and* permission has been received from the architectural committee.

F. **Fireworks and Firearms**

Due to the small size of this community and close proximity to our neighbors, there is no discharging of any type of firearms allowed anywhere on the premises. Fireworks of any kind or size are not allowed anywhere within the community as this is considered a fire hazard.

Any activity that damages, clutters, or defaces community property, such as, but not limited to, climbing on fences, pulling vehicles of any kind over landscaped areas, or disposing of trash in an inappropriate manner is expressly prohibited.

### **II PETS**

A. **Leash Law**

All animals must be on a leash and under control of its owner or handler at all times when out of doors. Aggressive or un-socialized animals should also be muzzled.

B. **Animal Waste**

All animal waste should be picked up and disposed of immediately. This rule applies to all common areas as well as to your individual lot. Do not allow your pet to use the common area behind the units. This area is a service area for lawn maintenance, exterminators, utilities, etc.

C. **Restriction of number or type of animals allowed**

The Association has the authority to limit the number or type of animals allowed per unit, if in the judgment of the Board, a hazard to other owners is present.

### **III PARKING**

A. **On-Street Parking**

On Street parking is prohibited. As this is a gated community, the streets are non-standard and are not wide enough to allow emergency vehicles to pass if cars are parked on the street. **Note:** This does not refer to an occasional visit from friends, special occasions, temporary holiday parking, or temporary service vehicles. It does refer to constant resident overnight or daytime parking on the street. Each townhouse has two parking places in the garage and two parking spaces on the driveway for their own individual use.

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### B. Parking on Lawn

No parking is allowed on the grass. Not only is it unsightly, it damages the sprinkler system and landscaping.

### C. Prohibited Vehicles

No Boats, trailers, campers or RV's shall be parked on the property. These vehicles may be parked in the garage provided the garage door is closed and said vehicles or accessories are not visible from the street.

### D. Licensed vehicles

No cars may be parked or maintained on the property unless they are licensed and operational. No *major repairs* may be made to vehicles in driveways or on the streets of Thornblade Crossing.

## IV POOL

### A. Dates

The Pool is opened approximately the last week of May and is closed approximately during the first two weeks of September.

### B. Hours of Operation

The pool is open from 10:00 am until 11:00 pm. **Note:** Quiet hours are from 8:00 pm till 11:00 pm. Please be considerate of your neighbors who live near the pool.

### C. Pool Furniture

The chairs, tables and umbrellas are for your use and enjoyment. Please do not abuse them. If you have opened an umbrella, please close it when you exit the pool area to prevent wind damage.

### D. Entrance to Pool Area

When the pool is open for use, a combination lock is placed on the pool gate. If no one is in the pool area when you leave, please re-lock the gate. The combination for the lock will be sent to homeowners at the beginning of the pool season. If you do not know the combination, please call Ted Taylor at N&H Enterprises. **POOL PRIVILEGES ARE SUSPENDED TO RESIDENTS WHO ARE NOT CURRENT ON THEIR DUES.**

### E. Pool Parties

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All pool parties must be approved by the Board and the request made in writing at least two weeks prior to the date of the event.

### F. Additional Pool Rules

Additional rules are posted in the pool area. These rules include:

- No solo swimming
- No running, boisterous or rough play
- No children (under 16) shall be in pool or pool area without adult supervision (19 and over)
- No persons under the influence of alcohol or drugs may use pool
- No animals allowed in the pool or deck area.
- No glass allowed in pool or on pool deck area
- Always dispose of personal trash & remove personal belongings before leaving pool area
- Always shower before entering pool
- Guests must be accompanied by homeowner or pool member
- Swim diapers are required on all children not toilet trained
- No loud music is allowed in pool area

## V **GATES**

The majority of the home owners have indicated a preference for keeping the gates for security purposes. **Please do not tailgate** when entering gates. The gates will slowly close after each car. If a car is in front of you when entering, wait until the arm starts down, and then press your opener.

### A. Openers

Two gate openers are issued to each residence. Additional openers may be purchased by calling Ted Taylor at N&H Enterprises.

### B. Back Gates

The Back Gates open extra wide to allow large trucks to enter. If you are moving, or if you are expecting a delivery that requires a large truck, please arrange with N&H Enterprises to have the back gate opened.

### C. Exit Gates

Exit gates do not require an opener. Approach gates slowly. They will open automatically. Please pay attention and do not drive through the arms. They are expensive to replace.

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### VI FINES

Although reluctant to do so, the Board must levy fines and warnings when rules are not adhered to. The fines are listed below.

1st Offense: A written Warning is issued for all first offenses.

2<sup>nd</sup> Offense: The fine is \$25.00.

3<sup>rd</sup> Offense: The fine is \$50.00.

4<sup>th</sup> Offense: The fine is \$100.00

Continual offenses will incur additional \$100.00 fines until a lien is placed on the homeowner's property.



Thornblade Crossing HOA  
Managing Agent

January 8, 2019