

## TOWNES AT BROOKWOOD PHASE II RULES AND REGULATIONS

### General Considerations

Speed Limit: All residents and visitors must follow posted speed limit and be mindful of children at play.

Nuisance: No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done which may be or may become a nuisance or annoyance to other residents.

Residence Use: Each residence shall be used as a single family residence and for no other purpose. No immoral, improper, offensive, or unlawful use shall be made of the property, or any part thereof.

Business Activity: No industry, business, trade, occupation, or profession of any kind whether commercial or otherwise shall be conducted, maintained, or permitted on any part of the property. However a resident may maintain a home office so long as it does not generate pedestrian or vehicular traffic in the community. No signs or other advertisements shall be displayed. The home office use shall in no way affect the rights of other owners or their enjoyment of the property.

Signs: No owner shall display any type of sign upon any residence, building, or common area. However a "for sale" or "for rent" sign may be displayed in the interior window of said residence, and it shall be no larger than eighteen (18) inches by twenty-four (24) inches.

Trash and Recycling Containers: Containers must not be stored as to be visible from the street--can be stored either in the garage or behind the residence. If stored behind residence, containers must be kept on the resident's patio and not affect other residents' enjoyment of their properties.

Garage Doors: Garage doors should be closed when garage is not in use.

Bird Sanctuary: The property is declared to be a bird sanctuary and hunting of birds is prohibited.

### Vehicle and Parking Policy

Townes at Brookwood II has very limited parking. Each townhouse has space for at least two parking places (garage plus driveway). Some townhouses have up to 4 spaces available. Residents are expected to use their driveways rather than park on the street or use the limited guest parking places. All vehicles must adhere to the posted speed limit. Vehicles must travel in the direction of traffic. The following regulations will apply to ensure integrity, safety and fairness to all:

Vehicles: Any vehicle (motorcycles, boats, scooters, go-carts, buses, vans, personal water

craft, trailers, mini-bikes) other than an automobile or pick-up truck of 3/4 ton or less, must be stored in a garage. Vehicles with expired tags shall not be permitted in parking places, streets, or in driveways, and must be stored in a garage instead. No commercial vehicles are permitted within the subdivision without approval of the Board of Directors.

Trucks with mounted campers, which are the primary means of a residents transportation, provided they are used on a regular basis for transportation, will be considered the same as automobiles and pick-up trucks of 3/4 ton or less. If the camper is taken off the vehicle it must be stored out of sight.

Parking: There shall be no overnight street parking. Guests may use paved streets for temporary daytime parking if no spaces are available, and move their car to a space once one becomes available. Vehicles should be parked on the street in the same direction traffic flows on that side of the street. There shall be no parking on curves, in front of mailboxes, or blocking driveways. There shall be no parking in any front or side yard. Vehicles parked continually in a guest parking space over two weeks shall be considered abandoned and will be towed at the owners expense.

Landlord homeowners have the responsibility for informing their tenants or guests of the parking policies. Landlords will be fined if their tenants do not comply.

### **Exterior Architectural Control/Restrictions**

Exterior Changes: No improvements of any nature shall be erected, placed, altered, or changed on any lot until the building plans and specifications showing the proposed type of construction, exterior design and location of such improvement have been approved in writing by the Architectural Review Committee (ARC).

a) Submit all detailed plans to the Property Manager who will forward them to the ARC to review.

b) Please allow thirty (30) days for review of your plan.

Fences: Owners may fence in their patio areas. However, any owner who wishes to fence such areas shall first obtain written approval of the ARC. All costs of construction, maintenance, repair, replacement and insurance of said improvements are the sole responsibility of said owner. Any privacy fence erected by an owner shall remain unlocked in order to ensure access by maintenance crews to the enclosed area.

Landscaping: Owners shall not plant any vegetation in front or back of the residence except with prior written approval of the ARC. The maintenance of such additional plantings shall be the sole responsibility and expense of the owner.

TV Satellite Dishes: No TV satellite dish larger than eighteen (18) inches in diameter will be allowed on any lot or residence. No satellite dish shall be placed in common areas. The placement

and location of said dishes shall require the prior approval of the ARC.

### **Exterior Maintenance**

Association Responsibility: In addition to maintenance of the common area the Association shall provide exterior maintenance upon each lot as follows: stain, and or paint the exterior of the residences; and repair, replace, and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements.

Note: such exterior maintenance shall not include glass, screening, or doors, with the exception of staining or painting as stated above.

Repair Procedure: a) Contact the Property Manager for confirmation that the repair is the Association's responsibility. Do not hire your own contractor and expect the Association to reimburse you; this could void warranties, etc. b) Upon confirmation, the Property Manager will arrange to have the repair made.

Note: The Association will not pay for the repairs required as a result of misuse or willful destruction of the property.

### **Pets**

Allowance: No animals may be kept, maintained, or quartered on any lot except that domesticated cats, small dogs, and caged birds may be kept as pets for pleasure of the occupants. A maximum of two (2) pets shall be allowed per lot. No pet shall exceed the weight limit of seventy (70) lbs. Seeing eye dogs are exempt from this weight restriction.

Local Ordinances: All local ordinances pertaining to pets must be observed. No animals shall be permitted to go beyond the perimeter of any residence unless the animal is on a leash and under control of the owner or owner's agent. Mauldin has a leash law.

Owner's Responsibility: The owner is responsible for the actions of pets belonging to anyone residing or visiting the townhouse. This includes immediately picking up pet excrement on lots, in common areas, streets, etc. Any costs of repairing damage to the common areas caused by a pet shall be assessed to the owner or resident responsible.

### **Rental Policy**

Rentals: No residence shall be leased for transient or hotel purposes, nor may any owner lease less than the entire unit.

a) Any lease must be in writing for a minimum of one (1) year and provide that the terms of the lease and the occupancy of the unit shall be subject in all respects to the provisions of the Declaration, Bylaws, and Rules of the Association.

b) Homeowners must inform renters of the applicable policies and covenants governing

common areas and elements stipulated in the Declaration and Bylaws of the Association, and provide the renter with a copy of these "Rules and Regulations." Any lessee who fails to comply with the terms of such documents shall be in default under the lease.

c) Any homeowner who is planning to rent his/her townhouse shall, prior to the commencement of the lease or rental term, deliver to the Property Manager when the space will be rented and who the renter will be.

Landlords are reminded that failure of their tenant to comply with the "Rules and Regulations" will result in landlords receiving fines.