

NORTH SHORE
AT
LAKE MARION CONDOMINIUM
ASSOCIATION

RULES AND REGULATIONS

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Article I - ARCHITECTURAL CONTROL

In accordance with Article XIX of the Master Deed, approval for all exterior and interior construction is required as follows:

“No co-owner of a residential Unit shall permit any structural modification or alterations to be made therein without first obtaining the written consent of the Association, whose consent may be withheld if a majority of the Board of Directors of said Association determine, in their sole discretion, that such structural modifications or alterations would affect or in any manner endanger the building in part or in its entirety. If the modification or alteration desired by the co-owner of any residential Unit involves the removal of any permanent interior partition, the Association shall have the right to permit such removal so long as the permanent interior partition to be removed is not a load-bearing partition, and so long as the removal thereof would in no manner affect or interfere with the provision of utility services constituting General or Limited Common Elements located therein. No co-owner shall cause the balcony abutting his residential Unit to be enclosed, or cause any improvements or changes to be made on the exterior of the building, the balconies, or railings, including painting or other decoration, or the installation of electrical wiring, wire, screening, any railing cover, television, radio or telecommunication antennae, machines or air conditioning units which may protrude through the walls or roof of the building, or in any manner change the appearance of any portion of the building, including balconies and railings not within the walls of such Unit.

Approval Process

Plans and specifications for interior construction or upfitting together with the name and telephone number of the owner, anyone else who would have knowledge of the planned changes and information on the availability of the site for inspection are to be submitted at _____ marked “ATTENTION BOARD OF DIRECTORS”. If, in the opinion of the Board of Directors, advice is needed from an Engineer or Architect, the fee for such services will be passed on to the owner. All contractors must be insured and bonded or proof of homeowner’s liability coverage.

Cosmetic interior modifications such as painting, wallpapering or carpet installation do not require approval, however a description of ALL WORK and proof of insurance must be provided to the building manager 48 hours prior to start, failure to provide this information could delay approval to start. Board approval, for interior modifications listed below, is required:

- a. Penetration of or alterations to perimeter walls, floors, ceiling or structural supports. This includes, but is not limited, to drill holes, screws, nails, saw cuts, etc.
- b. Addition or deletion of walls.
- c. Modification to gas piping.
- d. Modification to windows or exterior doors such as tinting, obstructing, installation of screens, etc.
- e. Modification to ventilation or plumbing chases.
- f. Modification to plumbing.
- g. Modification to exhaust ventilation ductwork.
- h. Relocating or deleting fire alarm or sprinkler system.
- i. Relocating or deleting smoke alarm.
- j. All common areas or limited common area modifications or additions.
- k. All modifications that will cause loud noise, generate fumes or dust must be specifically identified.

Approved plans must be on the job sites at all times.

Approval of plans by the Board of Directors does not constitute compliance with applicable building codes. Owners are responsible for being compliant with building codes and to obtain the necessary building permits.

General Appearance

The principal objective of establishing architectural control is to ensure the structural integrity and the attractive and consistent appearance of the buildings and grounds. In addition to the specific requirements of this article, care must be taken to insure that window treatments and furnishings visible from the building exterior do not violate these objectives. “For Sale”, “For Rent” signs or other advertising materials are NOT permitted in any unit or on any part of the property.

Other information on construction requirements is contained in section IV.

Article II - BALCONIES

Unit owners and renters will keep balconies clean and neat and must comply with the following.

1. Furnishings are limited to weather resistant outdoor furniture, accessories and potted plants.
2. Outdoor furnishings and plants must be placed, or removed, so that they will not blow or fall during normal or high winds. Balconies must be completely cleared when hurricane warnings are posted.
3. Hanging items of any kind on walls, overhead, columns, posts and rails are prohibited, except as specified in “4” below. These items include but are not limited to: flower pots, flags, banners, signs, clothing, rugs, mats, towels, ornamental items, lights, etc.

4. Decorations are permitted on rails only during the holiday season. They may be installed after Thanksgiving and must be removed by the 7th of January. If lights are used, white is encouraged
5. No awnings, projections, umbrellas or enclosures are permitted.
6. No grilling on balconies.
7. Cigarettes, cigars or other items are not to be thrown from balconies.
8. When cleaning or washing decks, care must be taken to ensure that splatter or debris does not enter other balconies.
9. No curtains, draperies, or blinds shall be hung in any window of any Unit unless that have a white or neutral lining or backing on the side exposed to the window. No other colors may be used unless approved by the Architectural Review Committee prior to installation. No storm windows shall be installed in any Unit and no stickers or decals may be affixed to any window of a Unit, except for decals for security systems.
10. No wiring, antennas, machines or other items of equipment, including but not limited to satellite dishes shall be placed on the exterior of any Unit or in any Common Element or Limited Common Element.

Article III – BOISTEROUS BEHAVIOR

Loud, boisterous, and/or violent behavior and activities are strictly prohibited within the confines of the property, whether of domestic or public nature, in privately owned residences or common areas.

Any owner witnessing a disturbance should immediately call the police and the Association Manager.

Article IV - CONTRACTORS

RULES AND REGULATIONS FOR CONTRACTORS

Prior to accomplishing work at the Regime, owners and contractor personnel should read and understand fully the rules and regulations specified below.

- 1. Prior to the start of any construction work, Board approval must be obtained if required, permits issued and owners must schedule work with the building manager a minimum of 48 hours prior to start of work.**
- 2. All contractors must be licensed, have workers compensation and a minimum of \$300,000 liability insurance. A certificate of insurance must be on file with the Association prior to work start.**
- 3. Work hours are 9:00 A.M. to 5:00 P.M. Monday through Friday.**
- 4. Each day before starting work, the supervisor or lead worker must check in at the managers office and obtain identification badges for each member of the crew.**
- 5. All workers must wear an identification badge while on the premises. Anyone without a badge will be required to leave the property.**
- 6. A \$50.00 deposit must be posted with the manager by the owner or contractor before work can start. If common areas used by the workers are not kept clean by the workers or if any contractor rules are violated, the \$50.00 deposit will be forfeited and work stopped until an additional \$100.00 deposit will be required before work can continue. If a second violation occurs the \$100.00 deposit will be forfeited and an additional \$200.00 deposit will be required before work can continue. A third violation on any one job will be cause for the \$200.00 deposit to be forfeited and the contractor being prohibited from working at the Regime for a period of six months. After work in completed any deposit not forfeited will be refunded.**
- 7. Contractor parking is limited to designated spaces in the parking garage.**
- 8. Contractor entrance is through the garage ONLY.**
- 9. Contractors must use approved stairways.**

10. **Material or equipment is not to be stored in stairwells, halls, landings or elevators. If a temporary short term storage area is required it must be arranged with the Association.**
11. **Any loud construction work must be specifically scheduled with the manager.**
12. **The fire alarms are very sensitive. CARE MUST BE TAKEN TO AVOID SETTING OFF A FALSE FIRE ALARM. Spray painting, sanding, or similar work can cause the alarm to go off. PROTECTIVE MEASURES MUST BE TAKEN AND THE ASSOCIATION MUST BE NOTIFIED PRIOR TO THE START OF ANY WORK THAT HAS THE POTENTIAL FOR CREATING AN ALARM.**
13. **Smoking is not allowed anywhere in the buildings including the parking garage.**
14. **Workers are not permitted to bring pets on the property.**
15. **Owners are responsible for any damage that may be caused by the contractors they employ.**

Article V – GROUNDS

The Association will maintain the grounds. Grounds are not to be altered in any way. Flags, monuments, signage, ornamental items, tents, trash bags or any kind of storage are prohibited. Gardening, pruning of trees or shrubbery is also prohibited. Grounds will be used for casual recreational purposes only. No person will interfere with proper use by others or commit any vandalism. Horseplay or loud boisterous behavior is strictly prohibited.

Article VI - LEASING OF UNITS

The Board of Directors will have the right to approve the form of all leases and rental contracts at any time if it elects to do so. Occupancy by a tenant or renter under any such approved form of lease or rental contract is subject to continuing approval of the Board

hereunder, which may be removed at any time by the Board for any violation by any such tenant or renter of the Rules and Regulations of the Association.

Article VII - MOVING IN AND OUT AND DELIVERIES

Moving In and Out

Moving will not be permitted until an appointment has been made with the Association and final approval has been given. All moving activities are restricted to the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday ONLY.

Move-ins must have all keys pertaining to the unit being moved into. Keys are not available on site. The moving company must sign in at the front desk and wear a badge while on the property. Under NO CIRCUMSTANCES are any moves to be made through the front lobby.

Move-ins will not be allowed without full compliance with the above.

Deliveries

Deliveries of furnishings and appliances are restricted to the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday. Saturday deliveries require permission from the Association. Deliveries are not permitted on holidays.

Responsibilities

Owners are responsible for ensuring that moving and delivery personnel take the necessary precautions to avoid any damage to Regime property. If necessary, protective covering or other safe guards are to be installed and removed immediately by moving or delivery personnel. Clean up is also the responsibility of the mover or

delivery personnel. If damage occurs or clean up is required by the Association, owners will be charged accordingly.

Article VIII - PARKING

___ parking spaces are allowed for each residential Unit. Vehicles must be registered in order to permanently park on the premises. Temporary storage will be allowed if space is available, arrangements must be made with the building manager.

All parking is restricted to pleasure type vehicles and pick up trucks. Large trucks, campers, RV's, boats and trailers are not permitted. Construction equipment used in the actual repair, construction or maintenance will be permitted on a limited basis.

Vehicles parked at Regime must have current state registration and required insurance. Motorcycles must park in regular vehicle parking spaces.

Vehicles may not park in "no parking" areas or in such a manner as to block access to garage, fire hydrants, sidewalks, pedestrian crossing areas, designated fire lanes or clear two lane passages by vehicles on road and drives. Handicap parking and loading areas are restricted for those purposes.

All vehicles, other than maintenance vehicles, are to remain on paved surfaces at all times.

Violating vehicles will be towed, after reasonable efforts to contact the owner or host to whom the vehicle is registered. Cost of towing will be at the owners' expense.

Article IX - PETS

A. Pets Allowed and Their Registration

Normal household pets owned and under the control of owners/residents or their guests are permitted. Reptiles and any animal with an aggressive temperament are prohibited. Pets of contractors/workmen are not allowed on the premises, including garage, common areas, and/or individual units.

Any and all pets, including those of guests, must be registered with the regime management; registration of a residential pet includes photo identification and payment of registration fee. No animal of any kind that has venomous or poisonous defense or capture mechanisms will be allowed on the premises. All pets must be in compliance with local ordinances regarding inoculations, proof of which may be required from time to time. Pets may not be kept, bred, or maintained for any commercial purposes.

B. *Pets and Common Areas*

Registered pets are not allowed in the common areas except to enter and leave the building through specified entrances/exits, and they must be on a leash or carried at all times. No animal may be left unattended, whether tethered or not, in any portion of the common areas. Registered pets are not allowed in and out of the buildings through the main entrances.

C. *Pet Toileting*

Solid pet waste must be properly disposed of by the owner.

D. *Pet Behavior*

Noise/Nuisance: If a pet is making excessive noise or in any other way bothering residents, this should be reported in writing to the Association Manager, and the owner will be notified. If the pet owner does not immediately correct the problem, the Association may require permanent removal of the pet from the premises.

Aggression: Any act of aggression by a registered pet must be reported to the Association Manager. Residents must compensate any person hurt or bitten by their pet whether while in their immediate care or the care of a designee, and will hold the Association harmless from any claim resulting from any action of the pet. Animals that have demonstrated aggressive behavior must then be covered by a pet liability policy by the owner or removed from the premises, at the discretion of the Association.

Article X- SECURITY

Locked entrances are for the security of the residents here at Regime.

In order to ensure security in the building, please notify management should you see a contractor not wearing a badge. Should there be any person on the property which you may have a question or concern, notify management.

Article XI - SMOKING

Smoking is prohibited in all common areas and stairways, except open grounds. Prohibited areas include: entry, vestibule, lobby, concierge area, elevators, fitness center, storage areas, trash rooms and pool areas.

Article XII - STAFF

All employees of the association, whether it be administrative or maintenance, report directly to the Association Manager. The Association Manager reports directly to the President of the Association. The Association Manager is responsible for directing the employees and assigning tasks. Under no circumstance should a homeowner assign tasks to the employees. A homeowner should contact the management office should they see a need for improvement in a certain area.

Any work needed on the interior of any unit including, but not limited to, any appliance repair, HVAC, plumbing, electrical, and cleaning is the responsibility of the owner. Any work of this nature needs to be contracted by the homeowner to an outside technician.

Employees who perform work for individual owners during their regular working hours are subject to dismissal. However, employees may perform work for any owner during the employee's personal time. It should be understood that as in any other private hiring situation, the Association does not assume responsibility for, nor endorse, the charges or other details associated with the private arrangements. Any homeowner utilizing the services of an employee in this capacity must sign a waiver of liability form. These forms can be obtained at the management office.

Article XIII - SWIMMING POOL

1. Except by prior arrangement with the manager, residents of any one Unit may be accompanied by no more than four guests at any time.
2. Appropriate cover-ups should be worn going to and from the pool.
3. Persons who have not passed and retained skills from an American Red Cross certified intermediate swimmers course or equivalent and children under the age of 15 are not permitted in the pool area unless accompanied by a person capable of assistance in the event of injury or incapacity. Persons who are not toilet trained who are incontinent, or ill may not use the pool.
4. Swimming pool hours are from 8 a.m. to 8 p.m. during the season. The Manager will determine the season, depending on weather, readiness and condition of the pool. The manager may close the pool for reasons such as weather, mechanical failure, pool water quality, etc.
5. Pets, glassware, underwater breathing apparatus, rubber rafts, balls, toys, knives and potentially dangerous items are not allowed in the pool area.
6. Running, water fighting, excessive noise and unruly behavior is strictly prohibited.
7. Rules posted at pool site must be adhered to.

8. Residents and guests use the pool at their own risk.

Article XIV - TRASH DISPOSAL

1. Trash should be placed and tied in heavy-duty plastic bags and disposed of appropriately.
2. Large bottles, coat hangers, boxes and /or other objects, which might cause an obstruction, are to be left on the trash room floor or terrace level garage entrance, for daily pick-up by maintenance personnel. The area around the trash chutes should be kept clean and full access maintained.
3. Doors to the trash rooms are to be kept closed at all times. Trash chutes are to be kept locked when not in use.
4. When available, recyclable items such as newspapers, bottles and tins, etc. should be separated and put in separate bins in the trash rooms.

Article XV- UNOCCUPIED UNITS

To minimize possible leakage and moisture problems in our humid environment, owners of units that will be unoccupied for a period longer than 7 days are requested to:

1. Shut off main water supply to unit. The cut off valve is located up stream of the hot water heater.
2. Position the main electrical breaker for the hot water heater in the OFF position.
3. In winter, set the heating and air conditioning system to HEAT with a thermostat setting of 65 degrees F or higher.
4. In summer, set the heating and air conditioning system to COOL with a thermostat setting of 80 degrees F or lower.

Article XVI-HAZARDOUS SUBSTANCES

No materials may be stored in any Unit, Common Element, or Limited Common Element in violation of any city, county, state or local ordinance relating to fire or building codes or to toxic, hazardous, flammable or dangerous materials. Portable gasoline tanks or containers may not be stored in Units, Common Elements, or Limited Common Elements.

Article XVII-ENFORCEMENT

The violation of these Rules and Regulations by any Unit Owner, his tenants and/or guests shall entitle the Association to impose fines, pursue injunctive relief, or other any other remedy permitted by the Master Deed and/or the laws of the State of South Carolina. Any violation shall subject the owner to the following:

- (a) 1st Offense Warning Letter
- (b) 2nd Offense Fine of _____
- (c) 3rd Offense Fine of _____