

MONTCLAIR

PROPERTY OWNERS ASSOCIATION

Parking Rules

1. Montclair is a parking permit only community. All vehicles parking on the property must have a current, valid Montclair parking decal on their vehicle
2. Each Montclair unit has one designated, assigned parking space in front of their building. This parking space can only be used by the unit resident with a valid, decal on their vehicle. Each unit can receive a second decal when the second vehicle is registered to an owner or a tenant with their name on a current lease. This second vehicle may only park in unmarked spaces.
3. Any additional vehicles must park in unmarked parking spaces in "overflow" areas, defined as empty parking spaces **NOT in front of a building**. These vehicles also must have a Montclair parking decal and cannot park in assigned spaces or unmarked spaces in front of any building. These additional vehicles must be registered to an owner or tenant of a Montclair unit.
4. Motorcycles and motor bikes are permitted to share an assigned parking space with a resident vehicle that has a valid primary parking permit. If a motorcycle or motor bike parks in an assigned space, an unmarked space or an overflow space, it must be registered with the HOA Office or have a valid Montclair parking decal.
5. There are also marked VISITOR spaces for residents' guests. Residents with a parking decal **may not park in the marked visitor spaces**. Any visitor on the property more than 24 hours must have a Montclair **visitor** tag on their rearview mirror.
6. There can be no obstructions in **any** parking space on the property including cones, tapes, ropes or other items. The exception is a utility or service vehicle while they are working.
7. Vehicles may not be "stored" on the property. Inoperable vehicles will be towed at the owners' expense. Any vehicle parked more than 15 days or parked illegally is subject to fines and towing.
8. Cars and motorcycles must have a "standard fitting" vehicle cover with appropriate tie-downs. No tarps or plastic covers are allowed.
9. No **overnight** parking of recreational vehicles, jet skis or boats is allowed on common property. A boat storage facility is available for a monthly fee.
10. No trailer, defined as: *any piece of equipment or vehicle, having no power of its own and therefore must be transported by other means*, is allowed on the common property.
11. Large, commercial vehicles, semi-truck/trailers and other over-sized vehicles are strictly prohibited.
12. Anyone parking on the grass, blocking another vehicle, parked next to a fire hydrant or parking in a numbered spot that is not their assigned space will be **towed with no further notice**.

13. All residents are responsible for notifying their guests of the parking restrictions.

Per Article 9, Section 9.3 of the Master Deed, the Association has the right to enforce these Rules and Regulations.

Warnings may be issued, at the sole discretion of the Association, for first violations. Initial violations will be a **\$200.00** fine with subsequent violations, doubling the fine amount. No further notice will be given regarding these rules.6/2013

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Pools and Pond Rules

1. The pool is for the use of Montclair residents only. Guests must be accompanied by the resident. Guests must park in the visitor spots around the pool and are prohibited from parking on the street or grass.
2. The pool hours are 10:00 AM to 10:00 PM, May 1st to October 1st.
3. There is no lifeguard. Minors must be accompanied by an adult.
4. Glass containers are prohibited.
5. Pets are not allowed in the pool or pool area.
6. Do not leave trash at the pool area or in the restrooms.
7. Excessive noise, rowdiness and horseplay will be cause for immediate expulsion from the pool.
8. Vandalism at the pool will be prosecuted.
9. Montclair pools are "family-friendly". Please dress and act accordingly. Violators will lose pool access.
10. The pools are for all residents of the Montclair Community. Be respectful of the other residents and do not take over the pool with friends or family.
11. The pond is for the enjoyment of all Montclair residents. Do not throw trash into the pond.
12. Swimming is prohibited in the pond, fishing is allowed.

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Revised: June, 2013



PET RULES

1. PETS MUST BE LEASED AT ALL TIMES. THIS IS A TOWN OF MOUNT PLEASANT ORDINANCE AS WELL AS THE RULES FOR MONTCLAIR POA. IF PETS ARE LEFT TO ROAM THE PROPERTY, ANIMAL CONTROL WILL BE CALLED TO REMOVE THE PET FROM THE PROPERTY.
2. RENTERS ARE ALLOWED A MAXIMUM OF TWO PETS ONLY! DOG BREED RESTRICTIONS INCLUDE: NO ROTTWEILER, MASTIFF, DOBERMAN, PIT BULL, CHOW OR ANY MIXTURE OF THESE BREEDS.
3. YOU MUST CLEAN UP AFTER YOUR PET. THERE ARE DOG STATIONS AROUND PROPERTY FOR YOUR CONVENIENCE.
4. PLEASE DO NOT USE THE DOG STATIONS TO DISPOSE OF CAT LITTER. PLEASE TAKE THIS TO THE DUMPSTER AREA FOR DISPOSAL.
5. DOGS AND CATS CANNOT BE LEFT OUTSIDE ON A CHAIN OR INSIDE A FENCE.
6. EXCESSIVE BARKING, DEFINED AS A NOISE COMPLAINT BY NEIGHBORS, WILL BE CONSIDERED A VIOLATION AND THE DOG OWNER WILL BE NOTIFIED. IF NOT TAKEN CARE OF IMMEDIATELY, FINES WILL BE APPLIED.



TRASH RULES

1. NO RUBBISH, TRASH OR GARBAGE IS ALLOWED ON COMMON PROPERTY. DO NOT LEAVE TRASH OUTSIDE YOUR DOOR OR IN THE ENTRY WAYS AT ANY TIME. USE THE TRASH COMPACTOR LOCATED ON THE PROPERTY. ONLY HOUSEHOLD TRASH IS ALLOWED IN THE COMPACTOR.
2. HOUSEHOLD ITEMS THAT DO NOT GO INTO THE COMPACTOR OR RECYCLE BINS MUST BE REMOVED AND DISPOSED OF BY THE OWNER. HOT WATER TANKS, CARPET, ETC. MUST BE REMOVED FROM THE PROPERTY BY THE VENDOR OR CONTRACTOR.
3. CARDBOARD BOXES CAN GO INTO THE RECYCLE BINS IF THEY ARE FLATTENED FIRST. RECYCLE IS LOCATED NEXT TO THE MAILHUT AREA.
4. DO NOT LEAVE TRASH BAGS OR ANY OTHER ITEMS ON THE DUMPSTER WALKWAY. DO NOT DUMP TRASH OR RUBBISH BEHIND THE COMPACTOR.

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Building, Entrances, Patio Rules

1. No obstruction of any kind is allowed in the entrances of the garden unit condos. This includes bicycles, toys, coolers, outdoor furniture and other items that obstruct the fire hydrants or owners' access.
2. By order of the Mt. Pleasant Fire Marshal, grills are banned from 2nd floor porches. All grills must be 10' from the buildings when in use.
3. Satellite dishes are prohibited on all common property including roofs, buildings and all landscape areas.
4. No additions or alterations to the outside of the buildings are permitted without Architectural Review Board approval. This includes front doors and hardware, patio doors, windows, outside lights, screen doors and fencing.
5. Garden hoses are to be coiled and out of sight.
6. Clothing, bedding, rugs, mops, appliances, indoor furniture and other household items cannot be stored outside the units.
7. No hazardous materials or vehicles may be stored on the porches including, motorcycles, motor bikes, jet skis or anything that contains flammable materials.
8. Porches, patios and entrances must be clean, neat and free of trash and junk.
9. Cigarette butts, beer cans, soda bottles and other trash and debris are strictly prohibited any where on the outside of the units and all common property.
10. Flags, signs, posters, banners and outdoor lights are not allowed except as seasonal decoration.
11. Outdoor roll-up blinds are permitted on patios and porches only, provided they are dark in color in good condition.
12. Hot tubs are strictly prohibited.
13. Window air conditioners are not allowed except on a temporary basis at the discretion of management.

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Comfort and Convenience

1. No resident may use their unit or any of the common property in a manner which creates noise, between 10:00 PM and 7:30 AM which can be heard in another unit or interfere with the rights, comfort or convenience of the other residents. This includes radios and car alarms.
2. No occupant of a unit at may use their unit in any way which may endanger the health or unreasonably annoy, disturb or cause embarrassment, discomfort or nuisance to other residents.
3. Diapers, wipes, paper towels, feminine products **cannot** be flushed down the toilets.
4. The discharge of firearms or fireworks is strictly prohibited.
5. The pursuit of hobbies or other activities which cause disorderly, unsightly or unkempt conditions shall not be pursued on any part of the property.
6. Garage sales, yard sales, flea markets or similar activities are prohibited.
7. For Rent and For Sale signs and tubes are prohibited. They will be removed and fines levied.
8. The speed limit is 10 MPH inside the gate. Violators will be fined.
9. No tent, tarp, barn, tree house or similar outbuilding may be placed anywhere on the property.
10. Turkey fryers are strictly prohibited.
11. Fire pits are allowed only if they are used ten feet from the building and a fire extinguisher is visible. Fire pits must be attended at all times and thoroughly extinguished before leaving the area.

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Montclair HOA

Water Leaks

1. If a leak is noted on the ceiling (possible roof leak), or if the leak is on an exterior wall, notify the management company, Property Management Services at 843-881-5459 or sherry@charlestonpms.com. The regime will be responsible for the exterior repair of the source of the leak and the owner will be responsible for the interior.

2. If the leak is coming from another unit, please contact that owner immediately to request assistance. Once the source of the leak is found each unit owner will be responsible for their own repairs.

If the leak is NOT repaired timely by the owner who was notified, then that unit owner would be responsible for the repairs to both units.

3. If the leak is not visible, the owner should call a qualified plumber or contractor to trace the source of the problem.