



Community Rules and Regulations Addendum

The following Community Rules and Regulations (hereinafter referred to as “Rules”) are a binding part of your Lease Agreement with Woodlands Management of Clemson, Inc. . We provide these Rules for your benefit and the benefit of the other tenants of The Woodlands of Clemson. Please understand that any violation of any of these rules will result in increased expenses. Please further understand that any violation of one of these Rules constitutes a default in the Lease Agreement and provided by law. In accordance with your Lease Agreement, and security deposit, you will be charged for any violation of these Rules, such charges are due and payable at the same time as the succeeding month’s rent.

1. **Pets:** Pets are not allowed on the premises without the prior written consent of Landlord. The following shall apply to a violation of this policy:
 - a. **First:** A written warning will be issued to the Tenant specifying the complaint along with a \$150 fine and Landlord may, in its sole discretion, declare the Lease to be in default. The Tenant will be given until 9:00am the following day to find a home for the pet.
 - b. **Second:** A charge of \$300 will be assessed against the Tenant, and the Landlord will declare the Lease in default.

These charges above DO NOT cover damages or destruction.

2. **Motor Vehicles and Parking:** When entering or leaving a designated parking area, any vehicle shall be operated carefully and at a speed not in excess in (15) miles per hour. The use of parking spots for storage of boats, trailers, trucks, large van, buses, motor homes or any item other than vehicle is prohibited. **Recreational all terrain a vehicles are not allowed on the premises.** Tenant agrees to abide by all normal parking and in particular not to double park, park in fire lanes, obstruct the flow of traffic, park in prohibited areas, park on landscaped areas, block trash receptacles or otherwise violate parking provisions. Tenant shall not allow any Vehicle to be parked in the Community in an area other than in a designated parking area. Only vehicles license and tagged and in operating condition may be on property. In the event of non-compliance, the Vehicle shall be towed by the Landlord at the expense of the Tenant. All parking shall be entirely at Tenant’s risk. Tenant agrees to abide by the Parking Regulations established by Landlord.

In the event parking decals shall be required, Tenant agrees to display such decal as instructed. Failure to display parking decal (if required) may result in vehicle being towed at owner’s expense.

3. **Decorating:** Tenant may hang pictures or mirrors on the walls of the condo. Any damage to walls will be repaired at tenant’s expense. Waterbeds are not allowed.

Window Treatments: Landlord provides blinds on all windows. These blinds may not be removed. If Tenant installs any curtain rod brackets, curtains or drapes over the blinds, any damage will be repaired at Tenants expense. No signs may be placed on the inside of the condo that are visible from the exterior. Windows and doors shall not be obstructed.

- 4. Patios and Decks:** Patios and decks shall not have any clothes, rugs, towels, or other items hanging on or over railing. Patios and decks will be kept neat and clean and will not be used for storage. Only outdoor furniture and related patio items may be placed outside. **MAXIMUM CAPACITY IS LIMITED TO SIX (6) PEOPLE ON EXTERIOR DECKS. LANDLORD SHALL NOT HAVE ANY RESPONSIBILITY OR LIABILITY FOR DAMAGE OR INJURIES DUE TO OVERLOADING OF DECKS.** Landlord reserves the right to impose fines for the violation of this provision. **Charcoal and Gas Grills ARE NOT ALLOWED. Only electric grills are acceptable.**
- 5. Trash and Garbage:** All trash and garbage shall be placed into compactor located between the 700 and 900 buildings. Tenant shall not place any trash on top of or beside the dumpster. Landlord reserves the right to impose fines for the violation of this provision as well as for littering. No rubbish, garbage, or debris or any kind shall be dumped, placed or permitted to accumulate upon any portion of the Condominium or Community.
- 6. NO SMOKING IS ALLOWED INSIDE OF THE CLUBHOUSE OR INSIDE OF THE UNIT**
- 7. Cigarette Butts:** All cigarette butts should be placed in designated containers. A fine of **\$25** will be assessed for excess littering of cigarette butts outside of a condo. CIGARETTE BUTTS DISCARDED IN LANDSCAPED AREAS ARE A FIRE HAZARD.
- 8. Keys:** Tenant will be given a door key to the condo and one (1) mailbox key. Landlord shall be entitled to retain a key to the condo and mailbox for emergency usage or as otherwise permitted by this Lease. Landlord shall not be responsible for replacing lost or misplaced door or mailbox keys. Tenant shall not re-key any locks or install or replace any locks on or in the condo or mailbox. Failure to return keys by will result in a **\$100 per key** penalty.
- 9. Safety:** Tenant shall notify Landlord of any burned-out exterior lights, faulty locks (including windows) or lost keys. Tenant shall immediately report to Landlord any suspicious persons, storage vehicles or unusual activities in or about the Community. Prior to allowing entry into the condo, Tenant shall demand credentials from all maintenance personnel. All maintenance personnel will wear a Woodlands Management shirt for identification. We will also notify you when you should expect maintenance personnel to arrive.
- 10. Storage:** Storage of any flammable or explosive items is strictly prohibited.
- 11. Amenities:** Use of the pools shall be governed by the Rules and Regulations posted in the pool area and shall be at the risk of Tenant, Tenant's family and guest. No guest shall be permitted at the pool, clubhouse or recreation facilities except in the accompaniment of a Tenant. Tenant does hereby indemnify Landlord and agent, and hold Landlord and Agent harmless against all claims for personal injury sustained by Tenant, Tenant's family and guest in their use and enjoyment of the pool or other provided facilities within the Community.
GLASS CONTAINERS ARE NOT ALLOWED AT OR AROUND POOL AREAS. PETS ARE NOT ALLOWED AT OR AROUND THE POOL AREAS. VIOLATING THESE RULES WILL RESULT IN FINES AND/OR LOSS OF POOL PRIVILEGES.