

## **Grove Park Rules and Regulations**

**The Grove Park at Grand Oaks Community:** There are a total 136 units/17 buildings in the Grove Park Community. Grove Park is a community that is governed by a Master Deed and all rules are upheld to enhance your property values.

**Purpose of the Handbook:** The purpose of this handbook is to provide new owners and renters with a few of the basic rules and regulations of the Grove Park at Grand Oaks Homeowner's Association (HOA). The complete set of rules and regulations are found in the Master Deed that governs Grove Park. **This handbook does not replace the complete rules and regulations printed in the original Master Deed. If you would like to obtain a copy of the Master Deed, please go to [www.spectrumproperties.biz](http://www.spectrumproperties.biz) .**

Hopefully, this handbook will establish actions and understandings that will create a vibrant, yet safe neighborhood for all of us. For many of us living in a condominium community is a first. We have either come from single family homes where we could establish our own routines and practices, or we came from rental apartments. Condominium community is different: we all own a small piece of the greater community. Therefore, it is important that we have rules and regulations for the "good of all", not just the wishes of an individual. This common good approach makes us all part of the larger Grove Park community. We, in effect, are neighbors and your co-owners. Let's work together to make Grove Park a pleasant, safe place for all of us to live!

**Homeowners' Association:** Each homeowner is a member of the Grove Park HOA and may vote in elections and on any issue proposed to the membership. Renters are not eligible to be members of the HOA.

A five member Board of Directors is elected to lead the HOA, work with the property management company, and establish rules for the community. An annual meeting is held in May; elections for the Board are held at that time. The Board meets on a regular basis to discuss issues related to the HOA. You may contact Spectrum Properties, Inc. at 843-766-1606 or email [credick@spectrumproperties.biz](mailto:credick@spectrumproperties.biz) for any questions/concerns regarding the HOA.

**Regime Fees:** Regime fees are charged monthly to owners in the Grove Park HOA. These fees cover many services such as landscaping, refuse collection, property insurance, pool maintenance, a reserve capital fund and many other items that are essential to running the community.

**Property Management:** The Board employs Spectrum Properties, Inc. to manage the Grove Park HOA. Carol Redick is our representative from the firm. Her telephone # is **843.766.1606 x. 104** or email [credick@spectrumproperties.biz](mailto:credick@spectrumproperties.biz). Please call her with questions or concerns that you may have.

**Safety:** Common sense helps to establish some of the safety regulations. In particular, please drive at a cautious speed throughout Grove Park. Slow down when entering the

lanes and the parking areas. Caution and vigilance are needed when driving in the development.

**Gas or charcoal grills are not permitted in the community (especially your porch areas). A flame or explosion could quickly burn parts of the unit or the building. There are grilling areas throughout the community for your use. If you smoke, please do not discard butts on the common areas or your screened porch. A smoldering cigarette butt has been the cause of a fire in the community and we want to avoid any further issues.**

The discharge of BB guns and other firearms is strictly prohibited.

**Noise:** With buildings that have common walls between condos, with upstairs and downstairs neighbors, and with common outdoor areas, it is essential that loud or excessive noises not be tolerated. Please lower the volume on your TVs, stereos (car & condo), CDs, etc. In general, there should be no loud gatherings should occur in the common grassy areas or the parking lots between the times of 9:00 PM and 8:00 AM. If we are all reasonable and courteous about noise, no one will be disturbed or upset.

**Parking:** There is no assigned parking in Grove Park. Please park near your residence, but park so that others can park in the spaces provided. Expansion joints in the concrete are guides for parking your car. Visitors may park in some of the overflow parking areas. Commercial vehicles, boats, RVs, jet skis, motorcycles and other recreational vehicles are not permitted in the Grove Park parking lots. Car repairs cannot be made in our parking areas and all vehicles must be legally registered with current license tags.

Remember many of our homes face the parking areas; this is not an area to be "junked up".

**Bicycles:** Do not store bikes in the hallways, behind the buildings or on your porches. There are bike racks throughout the community for your use.

**Building Exteriors:** You may not change the exterior of your condo unit. White blinds or white drapes are required on the windows. This allows for a uniform look when approaching our buildings. Exterior doors must remain uniform in color. Storm doors will be approved as long as they meet the HOA standards (please provide a written request to Spectrum Properties).

The Board of Directors works with a landscaping professional on the plans for common areas and planting beds near the buildings. You may not plant additional bushes, flowers, or trees in the area, except by permission of the Board.

The exterior of the buildings are power washed on an annual basis. The washing of windows is the owners' responsibility, since the windows can be opened into the condominium for easy access.

**Hallways:** Please keep the hallways clear. The hall is not a storage area for trash bags, dog waste bags, shoes, coolers, bikes, toys, or empty flower pots etc. Two maintained flower pots the size authorized by the HOA are permitted.

The hallways are cleaned thoroughly on a weekly/quarterly basis by a professional company. Please keep areas clear from objects so this can be done properly.

**Pets:** We all love our pets, but that doesn't mean your neighbors have to! Keep your dog on a leash in the common areas, and hold or crate your cats when outside in the parking or grassy areas. And, pick-up after your animal. There are bags and disposal bins throughout Grove Park. You are responsible for your pet(s) both outside and inside your unit. Per the Master Deed, one pet under 30 pounds will be permitted according to HOA standards.

**Refuse:** The trash container is located by the clubhouse. Please remember to break down your boxes and do not leave large items outside the dumpster enclosure area. There are also recycling bins provided for your conveniences.

Do not place refuse in the hallways or behind the buildings overnight. Various critters may be attracted to it.

**Storage:** Your personal property must be stored in the condominium. Do not leave your personal property in the back of the buildings. Please do not use your screened porch as a storage unit.

**Exterminator Services:** The Board contracts with a professional exterminator company to spray the exteriors of the buildings and the interiors of each unit. This service is done quarterly on a quarterly basis. Please contact management for the current year schedule.

**Fines:** The Board of Directors has the authority to fine owners for violations committed by themselves, by their renters, or by their guest/visitors. The minimum fine is \$25 for minor infractions, but fines can increase based on the nature of the offense. Any violation of the above-mentioned with proper notification will result in fines for the owners of the unit and any unpaid fine will result in a lien against the property.

**Rental Units:** If you rent you condominium, please remember that copies of leases must be provided to the HOA. Tenants must abide by all community rules – if not this could result in immediate eviction by the HOA. It is the owner's responsibility to provide your renters and/or property managers with a copy of this document prior to renting.

**Use of Clubhouse:** Each homeowner gets one free rental each year to use the clubhouse for a function. If you have renters and they would like to use your free rental, we will need written notification from the owner. Please contact management regarding use of the clubhouse. Note that if you use the clubhouse, this does not give you exclusive use of the pool during summer months.

**Pool** – The pool is available to all residents in Grove Park only. Make sure that you and your guests abide by all pool rules (see pool rules signs posted within the pool area). Pets are not permitted in the pool area at any time. If you use the grills, please make sure you clean up after use.

THE BOARD OF DIRECTORS HOPES THAT THIS BRIEF HANDBOOK HELPS ALL OF US TO UNDERSTAND THE WORKINGS OF OUR COMMUNITY.

THIS HANDBOOK WILL BE UPDATED AND REDISTRIBUTED WHEN SERVICES OR RULES CHANGE.

YOUR COOPERATION WITH THESE BASIC RULES AND REGULATIONS IS EXPECTED AND APPRECIATED.

WELCOME TO LIVING IN GROVE PARK!