

Quick Reference Guide Rules, Regulations, Reminders

This Quick Guide to Rules and Regulations contains a few of the more important elements addressed in the Master Deed and By Laws recorded for One Belle Hall, HPR, on December 12, 2006, with Charleston County. We feel these specific elements are the ones which will most concern you in your day to day living as a unit owner and/or renter in this Association. Please take the time to read these rules and regulations and then make every effort to adhere to them as you enjoy living at One Belle Hall. This will assist in the preservation and enhancement of the quality of life for everyone. For further explanation of these items, and for the complete list of covenants, consult the Association's Master Deed & By-Laws.

Board of Directors:

Len Terradista

Joe Lain

Frank Hill

Marvin Meek

IMPORTANT INFORMATION

- **Website** - www.ravenel-associates.com - Site allows you to make your regime payment fees.
- **Alteration of Units, Common and Limited Common Areas** – A Property Modification Request Form must be completed and submitted to the Architectural Control Committee for approval before any alterations are made to a unit, common or limited common areas. Any modifications made without this approval are subject to alterations and or removal at the Unit Owner’s expense. Please contact Mary Wilson, mwilson@ravenelassociates.com, to obtain a Property Modification Request form.
- **Balconies and Patios** – Penetration of the surfaces of a balcony or patio wall or floor is prohibited due to the risk of water intrusion behind the façade. To do so would be a direct violation of the Master Deed. Penetration of the ceiling is prohibited because it is a fire-rated structure. A fan, light, or combination thereof is authorized to be installed in the fire-rated box installed by the Developer. Items including but not limited to: grills, umbrellas, bicycles, laundry garments, towels, awnings, canopies, and all other objects may not be kept on a balcony or porch serving a Unit. Only patio tables and chairs constructed for EXTERIOR use only may be placed on a balcony or porch.
- **Boxes & large Items** – Any box too big to be broken down and bagged before being disposed of via the exterior dumpster MUST be broken down and placed inside the dumpster. If boxes are too big for this it is YOUR responsibility to remove it from the property. The same rule applies to ANY other large trash items.
- **Contact Information** -
 - **Emergency Services** –
 - Fire Dept. - Dispatch 843-884-0623
 - **911** from a landline. If using a **cell phone must give exact location.**
 - Police Dept - 843-884-4176
 - **Property Management** –
 - Ravenel Associates, Inc.
 - Property Manager, Mary Wilson
 - Phone: 843-266-3909
 - Email: mwilson@ravenelassociates.com
- **Garage Sales**- Garage Sales, yard sales, flea markets, or similar activities are prohibited unless approved in writing by the Board of Directors.
- **Grilling**-The use of outdoor grills other than electric grills on any portion of the buildings, including, without limitation, the balconies and porches, is prohibited.

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- **HVAC** – It is highly recommended that you have maintenance plan in place to service your Heating, Ventilation, and Air Conditioning (HVAC) system. Air filters within your unit should be changed on a regular basis and the air handler serviced twice yearly and inspected for wear and operating efficiency. The thermostats within the Units shall be maintained with the heat in the “auto” position and at a minimum temperature setting of fifty-five degrees (55) Fahrenheit whenever the temperature is forecasted to or does reach thirty-two (32) degrees Fahrenheit or below. The thermostats within the Units shall be maintained with the air conditioning in the “auto” position and at a maximum temperature setting of eighty-five (85) degrees whenever the temperature is forecasted to or does reach ninety (90) degrees Fahrenheit or above. The Board of Directors may fine any Owner or Occupant for violation of this requirement in addition to any other remedies deemed necessary by the Association.
- **Leasing**- Please see the attached leasing Guidelines. Violation of ANY of these guidelines will result in a minimum fine of \$2,500 and potential eviction of the Lessee by the Board of Directors.
- **Noise** – Noises in a unit may be heard by other residents near you. We ask everyone to be mindful of this situation when playing music, watching TV, entertaining, or doing any heavy walking on the wood floors. Consider placing rugs and/or runners, if possible to help diminish the sound. If planning a party, it would be considerate to notify your neighbors of the event, date, time, and length so they can plan accordingly. At all costs, please refrain from any loud noise between 11:00 p.m. and 7:30 a.m. In short, please be considerate of your fellow neighbors.
- **Pets** – No owner/occupant may keep more than a total of two dogs or cats and each pet’s adult weight may not exceed 80 pounds. Smaller pets, such as fish or hamsters, may be kept if they are not being kept or bred for commercial purposes. Pets may not be left unattended outdoors including balcony area. All pets must be kept on a leash and under the physical control of the responsible person while on the Common Elements. No Owner or Occupant may keep, breed or maintain any pet for commercial purpose, and no structure for the care, housing or confinement of any pet shall be constructed or maintained on any portion of the Common Elements, including the limited common elements, without prior written ACC approval. No potbellied pigs, snakes, American Pit Bull Terriers, Rotweillers or Doberman Pinschers may be kept on the Regime at any time. In addition, other animals determined in the Board’s sole discretion to be dangerous or potentially dangerous shall not be brought onto or kept on the Regime at any time. The Board may require that any pet that, in the Board’s opinion, endangers or potentially may endanger the health of any Owner or Occupant or creates or potentially may create a nuisance or unreasonable disturbance, be permanently removed from the Association upon written notice.” Be a good neighbor and dispose of your pet’s feces in the provided disposal stations. Failure to properly dispose of pet feces will result in a fine. Please be aware that Mt. Pleasant ordinances specifically require removal of pet waste and leashing.
- **Parking** – Disabled and stored vehicles are prohibited from being parked on the Regime, except in garages. For purposes hereof, a vehicle shall be considered “disabled” if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered “stored” if it remains on the Regime without being driven for (14) consecutive days or longer without prior written

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Board permission. Boats, trailers, jet-skis and trailers for the same, buses, trucks with the load capacity of one (1) ton or more, vans (excluding vans used by handicapped persons, mini-vans or sport utility vehicles used as passenger vehicles and receiving a “car” or “passenger vehicle” classification by the South Carolina Department of Motor Vehicles), recreational vehicles (RV’s or motor homes), vehicles used primarily for commercial purposes and vehicles with commercial writings on their exteriors other than Sheriff’s, Marshal’s, or police officers’ vehicles marked as such, are also prohibited from being parked on the Regime, except in areas that may be designated by the Board as parking areas for those particular types of vehicles. Notwithstanding the above, trucks, vans, commercial vehicles, and vehicles with commercial writings on their exteriors shall be allowed temporarily on the Common Elements during normal business hours for the purpose of serving any Unit or the Common Elements; provided, however, no such vehicle shall remain on the Common Elements overnight or for any purpose unless prior written consent of the Board is first obtained. If any vehicle is parked on any portion of the Regime in violation of the above regulations, the Board or agent of the Association may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed or booted. The notice will contain the name and telephone number of the Person that will do the towing or booting and the name and telephone number of a person to contact regarding the alleged violation. If twenty-four hours (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the Board or agent of the Association may have the vehicle towed or booted in accordance with the notice, without further notice to the Owner or user of the vehicle at the Owner’s or user’s expense. If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner’s Unit or parking space, is obstructing the flow of traffic, is parked in a grassy area, is parked in a space which has been assigned as exclusively serving another Unit, or otherwise creates a hazardous condition, no notice shall be given and the Board or agent of the Association may have the vehicle towed or booted immediately at the Owner’s or user’s expense.

- **Rubbish, Trash, and Garbage** – All rubbish, trash and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate therein. No garbage or trash shall be placed on the General Common Elements or Limited Common Elements outside the Unit, temporarily or otherwise, except in the trash dumpster or other areas designated by the Board. Rubbish, trash, and garbage shall be disposed of in sealed bags and placed in the trash dumpster.

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NOTE: *Enforcement procedures are as follows:*

1. Aesthetic Infractions:

- **First Notice: Violation must be corrected within fifteen (15) days.**
- **Second Notice: Violation must be corrected within five (5) days.**
- **Fines: A fine of \$100 per week or portion thereof, the unit remains in violation and potential eviction if the unit is rented.**

2. Dumpster Area:

- **Large Items: Furniture, etc. \$100.00 per article**
- **Trash Left Outside of the Dumpster: \$100.00 per container, bag, box, etc.**
- **Toxic/Hazardous Waste Materials: \$10,000 per occurrence (Based on EPA & DEHEC fine amounts).**

3. Parking:

- **Towing**
- **Fines**

4. Leasing Violations:

- **\$2,500.00 and eviction of the renter**

Revised: June 2017