



Patrick Square



Patrick Square Owners Association, Inc.

COMMUNITY RULES AND REGULATIONS

Revised in Fall of 2017

Overview

Association Members and lessees, for the purposes of this document, will be referred to as “**Residents**”. Invitees and guests of Residents will henceforth be referred to as “**Guests**”.

The Board of Directors of Patrick Square Owners Association, Inc. has established the following rules and regulations for the use and enjoyment of the facilities owned by the Association. These rules and regulations are key to preserving the value of the amenities for the common good of all Residents and Guests, are subject to change by the Board of Directors as they deem necessary and will be enforced uniformly. All Residents and Guests entitled to use certain Common Property and facilities shall comply with these regulations. All Residents are responsible for the actions of their guests/invitees at all times while on common property. Nothing contained in this booklet will serve to take precedence over the governing documents of the Patrick Square Owners Association, and the governing documents take precedence over any contradictory or interpretive issues.

Access

Patrick Square is a private community. Regulations concerning access control to community amenities are designed to protect and promote a private community environment. The Patrick Square management office is authorized to establish reasonable procedures for the administration of community access devices.

- 1) Amenity access devices are for Residents only and are not to be provided to Residents’ guests, friends, relatives, invitees, etc. Only one (1) access device per Lot is provided. A second device may be provided at a cost determined by the Board of Directors.
- 2) If an access device is lost or stolen, a replacement device may be purchased from the Association. The lost or stolen device will be deactivated in the system so it will no longer operate.
- 3) When a home is rented, it is the responsibility of the Resident to provide their tenant with the access device assigned to the home.

Common Property

This section refers to areas of Patrick Square that are owned by the Association. The establishment of reasonable standards for use of Common Property serves to preserve and protect those areas for the benefit of all Association members. The Common Property is not to be used by any Resident or Guest for any purpose other than that which it was designed and intended for, or in any manner that would unreasonably interfere with reasonable use by others.

- 1) The sidewalks, entrances, passages, and like portions of the Common Property shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Common Property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.
- 2) Employees of the Association are not to be sent out by Association members or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
- 3) No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Common Property, except signs used or approved by the Association. Signs may not be displayed in or on vehicles parked on the common property. The above rule is not to prohibit commercial vehicles parked temporarily on common property for the purpose of providing service to the association or residents.
- 4) Children are the direct responsibility of their parents or legal guardians, including full supervision of them while within the Common Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association.
- 5) Loud/ disruptive noises on Common Property will not be tolerated.
- 6) Smoking is prohibited in all areas of the Association Common property.

Lake House Rules

The Lake House rules & regulations were established by the Board of Directors so that Residents may safely share the facilities in cooperation with each other.

- 1) Children in or about the Lake House facility are the direct responsibility of their parents or legal guardians and compliance with all established use guidelines is required. **All children under fourteen (14) years of age must be accompanied by a responsible adult, parent, or guardian unless engaged in a supervised activity.** Employees and/or subcontractors of the Association should not be expected to supervise children of Residents or Guests.
- 2) Food products left in the refrigerator will be disposed of on a weekly basis.
- 3) Residents using the kitchen facilities are expected to clean up after themselves.
- 4) Billiard equipment is not to be removed from the billiard room. Please use the equipment responsibly and report any misuse or abuse to the Association management.

- 5) Any personal belongings left unattended in or around the Lake House facility will be collected and held by the Association. Any belongings not claimed within 30 days may be disposed of or donated to local charity.
- 6) 5. All persons entering the Lake House must be appropriately attired including cover-ups over bathing suits and footwear. No one wearing a wet bathing suit may enter the Social Hall or Fitness Center rooms of the Lake House.

Reserving the Lake House

The Board of Directors recognizes that from time to time Residents may wish to utilize the Lake House or the pool patio under the Lake House deck for private functions. In order to protect the facilities from damage and accelerated wear-and-tear, standards and procedures have been established for private function reservations. It is also the Board's intention to balance private functions so the amenities will be sufficiently available for the use and enjoyment of all Residents. Schedules for Association authorized and sanctioned events will take precedence over private functions.

A resident may entertain a **maximum of 10 guests in the Lake House** without having to enter into a private party agreement with the Association: Provided no other events are scheduled for the Lake House and they abide by Lake House rules and the kitchen rules posted on the kitchen bulletin board.

Occasionally a resident may entertain more than 5 up to a **maximum of 10 guests at the pool** without having to enter into a private party agreement with the Association: Provided they are accompanied by the resident and advanced notice is given to the property manager, the board, or designee.

The Social Area of the Lake House or the pool patio under the Lake House deck may be reserved for private functions by Residents subject to conditions set forth below.

- 1) THE POOL ITSELF MAY NOT BE RESERVED.
- 2) Reservations may not be made more than three months (90 days) in advance.
- 3) Holidays are exempt from private reservation.
- 4) Reservations are on a first come, first served basis.
- 5) Private functions held in the Lake House will be limited to four (4) hours.
- 6) Private functions held in the Pool patio area will be limited to three (3) hours.
- 7) A resident may reserve Common Areas of the Lake House for private functions no more than two (2) times per calendar year.
- 8) A resident may reserve the Pool patio area for private functions no more than two (2) times per calendar year.
- 9) A Private Party Agreement must be executed by the Resident desiring to reserve for a private function. The function must be hosted and attended by that Resident, who will be

held responsible for the conduct of his/her guests. All provisions of the private function reservation agreement must be met.

- 10) A refundable damage deposit in the amount of \$500 for Lake House reservations and \$250 for pool patio reservation is required a minimum of five business days in advance of the function.
- 11) Post-function cleanup is the responsibility of the Resident host.
- 12) Maximum number of persons for a private function is 50.
- 13) The facilities cannot be reserved for commercial purposes, other than those sponsored or sanctioned by the Association, including fundraising events, merchandise parties and business events.

Pool Rules

The swimming pool is subject to inspections and regulation by the local regulatory authority. All rules and regulations are established to maintain the pool and its use in a safe and clean manner. Each household is limited to a maximum of 5 guests. Guests must be accompanied by a member of the resident's household. Residents and guests are required to use the pool and deck in a safe a courteous manner so as not to infringe on the use of the pool by other residents and guests. Refer to Common Property section of this document for rules regarding reserving the pool deck area for private functions.

The following rules are required by DHEC and are posted at each pool entrance and in the pool deck area.

- 1) There shall be no solo bathing.
- 2) There shall be NO RUNNING, boisterous or rough play.
- 3) No person under the influence of alcohol or drugs shall use the pool.
- 4) There shall be no spitting or blowing nose in the pool.
- 5) No persons with diarrhea illness or nausea shall enter the pool.
- 6) Persons with skin, eye, ear or respiratory infections should not enter the pool.
- 7) Persons with open lesions or wounds shall not enter the pool.
- 8) No glass containers of any kind are allowed in the pool or on the pool deck.
- 9) No animals or pets are allowed in the pool enclosure.
- 10) No children shall be in the pool without adult supervision.
- 11) Please take a shower before entering the pool.
- 12) This pool is open from dawn to dusk.
- 13) The maximum number of swimmers allowed in this pool is 199.
- 14) A first aid/emergency kit is located in the Fitness Center.
- 15) An emergency phone is located in the Fitness Center.
- 16) Lifesaving equipment is located deck side.
- 17) NO DIVING ALLOWED

In addition, the following rules and regulations have been adopted by the Board.

- 18) NO LIFEGUARD IS ON DUTY. RESIDENTS AND GUESTS USE THE SWIMMING POOL AT THEIR OWN RISK.
- 19) Children under age 14 must be accompanied and supervised on the premises by a responsible adult age 18 or older at all times while in the pool or pool area.
- 20) The swimming pool will be open seasonally upon inspection and approval by DHEC.
- 21) Hours of operation are dawn to dusk with short closures for routine cleaning and maintenance.
- 22) ABSOLUTELY NO DIVING IN THE POOL AT ANY TIME.
- 23) NO RUNNING in the pool area.
- 24) No food or drink in the pool.
- 25) When using sound producing equipment, be respectful of others using the pool.
- 26) No female topless sunbathing.
- 27) Incontinent persons and children who are not toilet trained must wear proper swim attire that is designed to protect against leakage while in the pool.
- 28) Deck furniture is not to be placed in the pool under any circumstances.
- 29) Deck furniture is not to be removed from the pool area.
- 30) Deck furniture is to be returned to its original position after use.
- 31) Umbrellas are to be returned to their closed position after use.
- 32) Cover deck furniture with a towel when using suntan lotion or oil.
- 33) Residents are requested to use flotation devices in a courteous manner so as not to infringe on the use of the pool by others. Floats and other toys are to be removed from the water when not in use.
- 34) Any personal belongings left unattended in or around the pool or deck area will be collected and held by the onsite property manager. Any belongings not claimed within 30 days may be disposed of or donated to a local charity.

RANDOM CHECKS WILL BE CONDUCTED BY THE ON SITE PROPERTY MANAGER TO ENSURE POOL RULES AND REGULATIONS ARE FOLLOWED.

Fitness Center Rules

- 1) The fitness center will be available to residents and guests from **5:00 AM to 10:00 PM**
- 2) Residents and guests operate the fitness equipment at their own risk. Improper use of equipment could result in injury.
- 3) Persons unfamiliar with any equipment should consult the equipment manuals provided and posted instructions as to its use.
- 4) Children under the age of 14 may not use the fitness center equipment except under the direct, on-site supervision of a parent, guardian or responsible adult age 18 or older.
- 5) Everyone must wear appropriate clothing including tops and appropriate footwear when using the fitness center equipment.
- 6) No wet bathing suits permitted.
- 7) Gym wipes are provided to be used to wipe off the equipment after use.

- 8) Headphones are required to be used with personal sound producing equipment. Television sets must be operated at a reasonable audio level as to not produce annoyance to other residents.
- 9) A **maximum of 3 guests** per resident are allowed at a time.



Pets

Pets are important and beloved members of many families. A vital element in allowing pet ownership in a community is the establishment of firm guidelines to ensure that one Resident's right to keep a pet does not infringe on another Resident's right to peaceful enjoyment of his home. These standards also serve to protect and preserve the common property of Patrick Square.

- 1) In no event shall a dog or cat ever be allowed to be walked or taken on or about any recreational facilities (Lake House and adjacent decks and pool). A dog walk area may be designated by the Association.
- 2) Pets must be leashed at all times while on Common Property.
- 3) Pet owners must pick up all solid waste from their pets and dispose of such wastes appropriately.
- 4) No aggressive breeds of dogs will be permitted.
- 5) No more than two (2) dogs or cats per Lot.
- 6) All pets must be securely fenced on Residents' lots.

Maintenance & Appearance of Homeowner's Property

In order to maintain the integrity of the Patrick Square community, it is the responsibility of property owners to maintain his or her property, all structures, fencing, irrigation systems, parking areas, landscaping and other flora, including landscaping located in the right-of-way immediately adjacent to the Owner's lot, in a manner consistent with community-wide standards and Patrick Square rules and covenants and By-Laws.

Owners shall maintain their lot in a neat and orderly condition including, but not limited to, the following items.

- 1) Beds shall be mulched and weeded.
- 2) There shall be no dumping of grass clippings, leaves or other debris from an Owner's lot on any common areas or green spaces.
- 3) Rubbish, trash, garbage and recycling shall be placed in appropriate containers.

- 4) All garbage cans and recycling bins shall be screened to conceal from view of neighboring property and streets.
- 5) Garbage and recycling containers shall be removed from street/alley within 24 hours of scheduled collection.
- 6) Any trailer, including any utility trailer or boat trailer shall be stored or parked in an enclosed garage when not in use.
- 7) Recreational vehicles shall be parked only in the Owner's garage. Recreational vehicles include but are not limited to boats, jet skis or other watercraft, trailers or other towed vehicles, motorcycles, mini-bikes, scooters, go-carts, golf carts and campers.
- 8) Guests of an Owner or occupant may park a recreational vehicle on the driveway serving such Owner or occupant's Lot no more than 7 days each calendar year but not to exceed 24 hours at any one time.

Penalties

In accordance with Article VII of the BYLAWS OF THE PATRICK SQUARE OWNERS ASSOCIATION, INC., failure by Owner, a member of his family, or any occupant, tenant, employee, guest or invitee of the Owner to comply with the rules and regulations as set forth herein is subject to the following penalties.

- 1) Verbal notice and/or warning by the property management company or the board.
- 2) Written notice or warning by the property management company or the board.
- 3) Suspension of use of any or all Common areas for 30 days or as deemed otherwise appropriate by the property management company, the board or its designee.
- 4) Other penalties as deemed appropriate by the board or its designee.

Penalties for failure to maintain property will be assessed consistent with Patrick Square Covenants and By-Laws. Owners will be notified in writing by mail specifying violation and the time frame within which the violation must be corrected. Notice will include an appeals process.

Failure to correct the violation within the time specified in the notice will result in **assessment of fines** in accordance with Patrick Square By-Laws, Article VII, Section 3.

If an owner fails to perform the Owner's maintenance responsibilities, the Owners Association may perform such maintenance and assess all costs incurred plus a ten percent (10%) administration fee against the Owner in accordance with Covenants and By-Laws.