

OVERLOOK HOMEOWNER'S ASSOCIATION CONDOMINIUM RULES AND REGULATIONS

In order to create a congenial and dignified residential atmosphere, the Board of Directors of **The Overlook on Lake Hartwell** has adopted the following amended rules and regulations for the guidance of all owners, their families, guests and tenants.

GENERAL INFORMATION

1. The Rules and Regulations for Homeowners also apply to renters respectively. However, the Homeowner, whether they are a resident or not, carries the primary and ultimate responsibility for full conformity to all Rules and Regulations. For the purposes of this document, "Resident" includes Homeowner (whether they are a resident or not) or tenant.
2. Residents may not play any radio, TV, stereo (home or car) piano, or other musical instruments, that make any noise at a level that may annoy/disturb occupants of other units. Particular care must be exercised in this respect between 9:00 pm and 9:00 am.
 - a. Residents shall not make or permit any disturbing noises in the building or adjacent grounds by himself, his family, visitors, or pets that may interfere with the rights, comforts, or convenience of other residents. Parents will be held responsible for the behavior and actions of their children.
3. Residents should not block entranceways and/or stairwells with personal items such as bicycles, toys, baby strollers, furniture, etc. After a warning, these items will be impounded and a fine will be assessed for their return. Personal items left in entranceways and/or stairwells (grounds, parking lot, etc.) will also be impounded and a fine assessed for their return.
4. Bicycles may not be ridden on sidewalks.
5. Supervision of minor children by a responsible adult **must** be exercised at all times when children are playing on the grounds.
6. External antennas of any kind (satellite, TV, radios, etc.) are not permitted. **Only** cable is allowed.
7. Soliciting is not allowed. Please report any soliciting to the HOA office immediately.
8. Homeowners, tenants will be allowed to have **small domesticated** pets (less than 25 lbs). All pets must be on a leash and with the owner at all times when outside the unit. Resident homeowners must walk pets in designated pet areas (area by dumpster). Owners are responsible for cleaning up their pet's "accidents" while enroute to and from the designated area. Pets found roaming free will be turned over to animal control. Pets are not allowed in the pool area. Owners will cleanup after their pets immediately. Pets will not be a nuisance or danger to any person. Owners and tenants are responsible for any damage caused by their pets.
9. For sale/rent signs or any other advertising shall not be displayed in unit windows, on balcony railings, etc.
10. Report any suspicious persons/activities to the Anderson County Sheriff's office at 260-4400 or 911, then notify the HOA office.
11. No grills, mops, buckets, and/or cleaning gadgets are to be left on balconies or patios. No towels or clothing items are to be hanging from the rails on balconies, patios, or stairways. Only patio furniture will be allowed on patios and balconies. Grills are allowed on lower level patios only due to fire hazard.
12. Guests using the Overlook facilities (pool, clubhouse, weight room, dock) must be accompanied by an Overlook resident.

13. All windows are to be covered with wood, white 2" horizontal blinds only. Sliding doors will have vertical blinds. Under **NO** circumstances should towels or sheets be used on windows or sliding doors.
14. The boat dock, clubhouse, fitness room, parking areas, pool are all part of the Overlook's amenities. Residents, their families and their guests may use these amenities at their own risk. The Overlook HOA does not accept any liability for damage, loss or injury.
15. All residents shall be subject to any additional rules that the Board of Directors may determine to be in the best interest of the community/residents. Any notification will be made as soon as possible.
16. No discharge of firearms on Overlook properties at any time.
17. No fireworks allowed on Overlook properties at any time.
18. Residents are responsible for their guests at all time. Guests will abide by the rules and regulations of the Overlook HOA. Homeowners/tenants are responsible for any damage caused by their guests.

Architectural Control

In order to preserve the original appearance of the condominium units and provide uniformity in appearance, no exterior construction will be commenced or maintained upon any building, nor will there be any change, modification or alteration of the design or appearance of any of the exterior surfaces, which includes the replacement of heat pumps. The Board of Directors must approve or disapprove such plans.

Patios/Balconies

1. Residents shall not dust or shake items such as mops, rugs, brooms, vacuum cleaner bags, etc. from the decks, windows, halls or stairwells.
2. Residents shall not sweep or throw anything including, but not limited to dirt, dust, water, cigarettes, ashes, paper, etc. from the condominium unit or deck.
3. Residents shall not hang clothes, towels, or any other items on balcony railings. No clothesline, temporary or permanent will be allowed.
4. Balconies and patios shall not be used as storage rooms. Please remember that your patios/porches are visible to your neighbors and should be maintained in an orderly and safe fashion.
5. Carpeting on the balconies/patios is prohibited.
6. Grills will only be allowed on patios on ground level due to wood construction of balconies/decks.

Dumpsters

1. The dumpster is for household trash only. **No furniture, large toys, appliances**, etc. shall be placed in the dumpster. It is the resident's responsibility to arrange for the disposal of these items.
2. Cardboard boxes should be crushed before being placed in the dumpster.
3. Garbage shall be placed inside the dumpster, not on the ground – please use care.
4. Garbage shall not be left in entranceways, stairwells, or on sidewalks even temporarily. This practice is a health hazard as well as an eyesore, and can create a pest control problem. If this happens, the resident will be warned. Fines may be imposed after the initial warning.
5. The dumpster is for Overlook residents only. No resident or outsider will be allowed to dispose of garbage from outside the complex. Please report any violations to the HOA office.

Fitness Room

1. All persons sixteen years of age and under using fitness room **must** be accompanied by an adult.
2. No food or drinks allowed in the fitness area.
3. All guests must be accompanied by an Overlook resident.
4. Residents using fitness area are asked to keep the area clean and safe. Also, please make sure that lights are turned off when leaving.
5. **NO WET SWIMSUITS ALLOWED**
6. Proper footwear must be worn – **NO BARE FEET OR FLIP FLOPS**
7. The Overlook HOA will not be responsible for any accidents or injuries while using the Fitness area.

Vehicles

1. All vehicles on the premises must be in operable condition. Repairing or working on any vehicle is prohibited on the property. No washing, waxing, etc. Radios must be turned down or off when entering the property – including the parking lot.
2. The speed limit is 10 mph. Speed limits must be strictly adhered to.
3. Residents will have **ONE** reserved parking space per unit. Guests will be required to park in designated areas called “Visitors” parking spaces. It is the resident’s responsibility to see that their guests park in the designated areas.
4. Residents must maintain proper license tags and registration as required by the state on all vehicles parked within the complex. All vehicles must be functional and operational. Any vehicles that do not have a proper license tag or registration will be considered dead storage and will be towed at the owner’s expense.
5. Vehicles should not block the street or other vehicles, not should vehicles take up more than one space. Vehicles should not be driven or parked on lawns. Violations of the above will result in the vehicle being subjected to towing without notice at the owner’s expense.
6. All moving van/trucks must be off the property by 8:00 pm, and must not enter until 8:00 am.
7. **NO BOATS, TRAILERS, OR OTHER VEHICLES CAN BE PARKED ON SITE WITHOUT GETTING WRITTEN PERMISSION FROM THE HOA.** If permission is not obtained, these vehicles will be towed at your own expense.

Common Areas

1. The Common area is for the use of homeowners and tenants and guests. To access the Clubhouse between the hours of 6:00 pm and 6:00 am, you will need to apply for a key from the HOA office. The keys can be obtained with a \$25.00 deposit which is refundable if you leave the Overlook.
2. Please be sure to leave the Clubhouse as you found it. Lights, with the exception of the lamps in the main room and TV room downstairs, should be turned off. TV’s should also be turned off when you leave.
3. Please be sure that all trash is put into the trash cans.
4. **NO WET SWIMSUITS ARE ALLOWED IN THE CLUBHOUSE.**
5. If you find problems in the Clubhouse, please leave a note for the HOA manager so the problem can be corrected.

Homeowners Association Dues

1. Regime fees will start at \$120 per month for the 2/2 units, \$130 for the 3/2 units, \$135 for the 3/3 units, and \$150 for the 4/4 units.
2. The regime fees are the sole responsibility of the owner. Regime payments are due on the 1st day of each month. Payments received after the 10th of the month will be assessed a **\$30.00 per month late fee**. Thereafter and until all currently owed dues and fees are paid, the accounts not collected within a three month period will be turned over to the Association's attorney and may be subject to a lien on the property. The Homeowner will be held responsible for any legal fees associated with any collection proceedings.
3. The Overlook office does not accept cash. Please mail your check for the full amount and be sure to note your Unit number on your check. Or, you may bring your check to the HOA office.
4. Regime fees cover the following:
 - Water and sewage
 - Insurance for the buildings and common areas
 - Security cameras
 - Fire system
 - Upkeep/maintenance of amenities, clubhouse, pool, fitness room
 - Lawn Care/landscaping
 - Garbage removal
 - All other outdoor maintenance, landscaping, grounds care, cleaning of building, entrance ways and stairwells
 - Cost of outdoor lighting
 - Long term contingency savings

There are other costs to manage the complex that cannot be listed as benefits, such as employee salaries; office and maintenance supplies; telephone service for the office; the gate, the fire system, and the maintenance staff; and miscellaneous repairs.

POOL RULES

These rules and regulations are for the protection and benefit of all. Many of them are regulations established by DHEC that MUST be followed in order to keep the Overlook pool in operation. Your cooperation in abiding by these rules will afford safe and pleasant relations and recreation for all Overlook residents.

1. There will be no lifeguard on duty. All persons using the pool or pool area do so at their own risk. The management and the HOA do not assume responsibility for any accident or injury in connection with such use.
2. All children under thirteen (13) must be accompanied in the pool area by an adult.
3. NO GLASS CONTAINERS OF ANY TYPE ARE ALLOWED IN THE POOL AREA.
4. NO PERSON UNDER THE INFLUENCE OF ALCOHOL OR DRUGS SHOULD USE THE POOL.
5. Residents and guest must wear swimsuits while using the pool. Cutoffs, jeans, and other street clothes will not be permitted.
6. If you are using suntan lotion or oils, please rinse off before using the pool. Suntan lotions and oils dirty the water and stop up the filters.
7. Anyone with communicable disease, skin, eye, ear, or nasal troubles or open sores may not use the pool.
8. Spitting, spouting of water and blowing your nose in the water are not allowed.
9. No running, pushing, or shoving is allowed inside the fence. Also, games such as "shark" or any other games that cause the water to be too rough for others are not allowed.
10. No diving is allowed.
11. Pets are not allowed in the pool area.
12. Smoking/tobacco products are not allowed in the pool area.
13. Radios, etc., should be played at a low volume in order not to disturb other residents at the pool or in nearby condo units.
14. Only toys designed for pool use are allowed in the pool area – no large air mattresses or floats will be allowed. Please be considerate of others in the pool.
15. No scooters, skates, or bicycles inside the pool fence.
16. VANDALISM WILL NOT BE TOLERATED. POOL PRIVILEGES WILL BE REVOKED IMMEDIATELY.
17. Each member is limited to four (4) guests at any time in the pool area, and must remain with their guests.
18. There will be no public display of affection allowed.
19. NO WET SWIMSUITS ARE ALLOWED INSIDE THE CLUBHOUSE UNLESS USING THE LOWER FLOOR RESTROOMS, OR EXITING THE BUILDING THROUGH THE FRONT DOOR.
20. Do not throw items such as pennies, etc. into the pool.
21. There is a 911 Emergency Button located on the wall of the clubhouse. This button is for your convenience in the event an emergency should occur. DO NOT PUSH THIS BUTTON UNLESS THERE IS AN EMERGENCY! CHILDREN SHOULD BE MONITORED AT ALL TIMES WITH REGARD TO THIS BUTTON.
22. Do not pull lounge chairs into the pool water. Please leave them on the patio where they belong.
23. The first aid kit is located inside the lower level of the clubhouse in the kitchen.

CLUBHOUSE RULES

1. The doors to the clubhouse will lock at 6:00 pm and open again at 6:00 am. To access the clubhouse other than these times, you will need your swipe key.
2. No minors are allowed in the clubhouse unless accompanied by an adult.
3. No one under the age of 16 is allowed on the exercise equipment.
4. No food or glass containers are allowed in or around the fitness area.
5. **NO WET SWIMSUITS ARE ALLOWED INSIDE THE CLUBHOUSE UNLESS USING THE LOWER FLOOR RESTROOMS, OR EXITING THE BUILDING THROUGH THE FRONT DOOR.**
6. When you leave the clubhouse, please be sure that the TV is turned off.
7. If you damage something, please leave a note for the HOA manager.
8. Guests may use these rooms as long as they are accompanied by a resident.
9. Persons using the clubhouse area are responsible for clean up of these areas.
10. To reserve a room for a party, please contact the HOA manager.
11. Residents are responsible for their guests at all times. Parents are responsible for their children.
12. The Overlook HOA will not responsible for any accidents or injuries while using the fitness area.

CLUBHOUSE RULES AND REGULATIONS

1. Rental is on a first come first served basis. Reservations by date are posted on the calendar in the Overlook HOA Office; and are confirmed by payment of the rental fee and security deposit at least 7 days before the reservation date.
2. Clubhouse rental fee is \$50 per event. A \$150 security deposit is also required.
3. The security deposit is held to ensure against loss or damage to the furniture, fixtures or premises; and the cost incurred by the HOA to restore the facility and grounds to the standard of cleanliness regarded by the HOA as acceptable.
4. Your security deposit will be refunded on the provision that the Clubhouse is left in a proper manner. This means that all garbage must be removed from the Clubhouse, floors must be swept/mopped/vacuumed, all appliances must be cleaned, all decorations removed, all furniture must be accounted for and returned to its original location. All restrooms and facilities must also be left clean. Cleaning materials are the responsibility of the individual renting the room. In the event that the HOA management decides to keep all or part of your security deposit, you will be given a written explanation.
5. The owner/resident signing the rental form will be held responsible for the conduct of all guests and the enforcement of all rules (this includes the regular Overlook Rules and Regulations).
6. The clubhouse closes no later than 1:00 a.m. Noise or music at a level loud enough to disturb residents is not acceptable.
7. The serving of alcoholic beverages to persons under 21 years of age is against the law in SC, and is also illegal on our private grounds. The resident signing the clubhouse rental form is responsible for ensuring that all underage guests comply.
8. The rental of the clubhouse is available for Overlook residents, community business and civic clubs only. The resident/owner signing the Clubhouse rental form must be on the premises during the entire event.
9. Decorating is allowed, but please use caution
10. The Clubhouse can only be used for functions such as company business parties, family get-togethers, etc. No political functions or any event where solicitation is involved will be allowed.
11. The clubhouse is not equipped to handle large events. Therefore, limits of 50 guests and 20 vehicles have been established for any event.
12. Remember.....no food or glass containers allowed in the pool area; and no wet swimsuits are allowed in the clubhouse. Children under 16 years of age are not allowed in the Clubhouse without adult supervision.

The Overlook HOA management reserves the right to remove anyone refusing to comply with these rules from the premises. We also reserve the right to stop any function that becomes uncontrollable and immediately close the clubhouse. Please be advised that security cameras continually monitor the clubhouse and pool areas.

OVERLOOK BOAT DOCK RULES AND REGULATIONS

1. The dock at the Overlook is a courtesy dock only. This means that boats may drop off and pick up passengers, or dock for less than 30 minutes. The dock is not a slip; therefore, boats may not tie up or be housed permanently. This is a U.S. Army Corps on Engineers rule and must be strictly adhered to.
2. All boats must be registered with the HOA.
3. Occupant's boats must display a valid SC registration decal.
4. In case of property damage, the occupants are responsible for their own insurance. Should theft occur, the occupant should contact the Anderson County Sheriff's Office at 864-260-4400.
5. A parent or guardian must accompany children under the age of twelve (12) on the boat dock.
6. **Shoreline tie-up – which is the moorage of private boats along the shoreline, is prohibited.** You may tie your boat to the shoreline for temporary periods; however, continuous moorage is prohibited by the U.S. Army Corps of Engineers.
7. All rules must be adhered to. Rules will be enforced vigorously. Fees will be imposed for any and all infractions. Owners who do not comply may have their boats towed at their own expense.
8. Boats should be parked in the boat/trailer area in the parking lot.

Please noteThe common dock is intended for private individual owners of the Overlook. All owners must abide by the rules for docks as set forth by the U.S. Army Corps of Engineers. Violations may result in the Corps of Engineers cancelling our dock permit.

OVERLOOK HOMEOWNER'S ASSOCIATION

Failure to Pay HOA Dues

There will be a \$30 fee per month for any late payments. All payments received after the 10th of the month are considered late.

There will be additional charges for sending late notices, certified letters, etc.

Accounts which remain unpaid after 90 days will be referred to an attorney, and may result in a lien placed against the property and legal fees.

A \$30 fee will be added to the homeowner's account for returned HOA fee checks. A \$30 service charge will be added for all other returned checks. After one (1) returned check, the owner/resident will not be allowed to make future payments by check.

Violations of Condominium Rules and Regulations

A fee of \$50 will be charged for any and all violations of the Rules and Regulations including, but not limited to: unauthorized pets, not cleaning up after your pets, unsightly or cluttered patios (including dead plants in pots), lack of 2" plantation blinds on windows, hallway clutter, fireworks, cigarette butts which have been discarded around the buildings, vehicle violations, boat dock violations, etc..

A fee of \$50 will be charged for removal of patio clutter, hallway clutter, or trash left on patios, and in breezeways.

\$100 fee for discharging firearms - including BB guns and Pellet guns.

\$100 fee for fireworks discharged on the property.

Unauthorized vehicles will be towed away at the owner's expense. This also applies to boats tied to the dock or shoreline in violation of HOA/U.S. Army Corps of Engineers rules.

Tenants are to pay all fees directly to the HOA for fines assessed for rule violations. These fees should be paid directly to the HOA office.

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RULES AND REGULATIONS OF THE OVERLOOK ON LAKE HARTWELL CONDOMINIUMS

In order to create a congenial and dignified residential atmosphere the Board of Directors of **The Overlook on Lake Hartwell** has adopted the following amended rules and regulations for the guidance of all owners, their families, guests and tenants.

General Information:

Antennas: External antennas of any type (satellite, TV, radios, etc.) are not permitted. **Only Cable** is allowed

Bicycles: Bikes may not be ridden on sidewalks; and are not to be left on hallways or common areas. No bike chains in hallways or common areas.

Children: Supervision of minor children by a responsible adult **must** be exercised at **all times** when children are playing on the grounds. Children **must** be accompanied by an adult at all times when using the pool or fitness area.

Common Areas: Common area is for the use of Owners, tenants and guests.

Dock: The Common Dock is intended for private individual owners and is **not associated with The Overlook** in any form. All owners **must** abide by the rules for docks set forth by the **U.S. Army Corps of Engineers**.

Fitness & Club Room: Residents will have unlimited use of the Fitness & Club Room 7 days a week. Guests are welcome to use these facilities as long as they are with a resident. **See Club Room Rules & Restrictions** for more detailed information.

Guests: Tenants and owners are responsible for their guests at all times. Guests will abide by the rules and regulations of the Association. Tenants and owners are responsible for any damage caused by their guests.

Mail: All mail will be delivered to the mail kiosk located on site.

Moving: In and Out Monday through Saturday between 8 AM - 8 PM and must be notified to the Association prior to taking place.

Occupancy Limitations: On Two Bedrooms, limited to 4 (four) people
On Three Bedrooms, limited to 5 (five) people
On Four Bedrooms, limited to 6 (six) people

Parking: Residents will have **ONE RESERVED** space per household. Guests will be required to park in designated areas called "Visitors" parking space.

Patios: No grills, mops, buckets and/or cleaning gadgets allowed to be left on balconies/patios. No towels or clothing items hanging from the rails on balconies/patios/stairways. Only patio furniture will be allowed in balconies

Pets: Owners and Tenants will be allowed to have **small** (less than 25 pounds) **domesticated** pets; (pets bigger than 25 pounds will have to be pre-approved by the Homeowner's Association). The owner and tenant will be responsible for the conduct of their pets. Pets will be **restrained** at all times when outside of the unit. Owners and tenants will **clean up** after their pets immediately. Pets will not be a nuisance or danger to any person. Owners and tenants are responsible for any damage caused by their pets.

Regime Fees: Regime fees for the **first year** will start at **\$100** per month for the 2/2 units, **\$110** for the 3/2 units, and **\$120** for the 4/4 units per condominium. The regime fees will cover the maintenance of the common areas, the building exterior, liability insurance, quarterly pest control, pool service, etc.

Security: Promptly notify the Homeowners Association of any suspicious people or unusual activity in the development. After hours, notify the Anderson Police Department (Dial 911).

Signs: As stated in the HOA's bylaws, there will be no posting of signs of any nature inside units, around the buildings or grounds. If you have any questions, please contact our main office.

Vehicles: Must be in operable condition. Fixing or working on any vehicles is prohibited on the property. No washing, waxing, etc. Radios must be turned down or off when entering property (includes parking lot).

Trash: All household trash should be in a tied bag and must be carried and placed in the designated area. Furniture, appliances, carpet, etc, must be removed from property.

Window Treatment: All windows are to be covered with wood, white, 2" vertical blinds only. Under any circumstance towels or sheets are to be used on neither windows nor sliding doors.

POOL RESTRICTIONS

- **NO GLASS CONTAINERS IN OR AROUND THE POOL AREA**
- **NO FOOD**
- **NO MINORS ALLOWED UNLESS ACCOMPANIED BY AN ADULT**
- **HOURS: OPENS AT 8:00AM AND CLOSSES AT 11:00PM, DAILY**
- **EACH UNIT IS LIMITED TO FOUR GUESTS PER ANY ONE TIME**

CLUB HOUSE RESTRICTIONS

- **NO MINORS ON EXERCISE EQUIPMENT**
- **NO MINORS ALLOWED UNLESS ACCOMPANIED BY ADULT**
- **NO FOOD OR GLASS CONTAINERS AROUND THE FITNESS AREA**
- **HOURS: TBA**
- **LIMITS: TBA**