

**Watermarke Horizontal Property Regime**  
**Watermarke Home Owners Association Inc.**

January, 8<sup>th</sup> 2019

Submitted for recording by

Doug Kelly,

A handwritten signature in black ink, appearing to read 'DK', written over a horizontal line.

**HOA Manager**  
**Watermarke Owners Association**

## **Watermarke Home Owners Association**

### **Rules and Regulations from Master Deed and Promulgated by the HOA Board-2018**

**\*This is not a complete list of all Watermarke Regulations. Any other rules in the Master Deed or enacted in previous board meetings are also valid.**

**\*Owners are responsible for the following items concerning their units:**

- **Communicating and enforcement of HOA Rules and Regulations, to include tenants and guests where applicable. (Rules must be posted in all units that are leased or rented.)** The resident signing the rental form will be held responsible for the conduct of all guests and the enforcement of all Watermarke Home Owners Association rules.
- **Damages or fines incurred as a result of rule violations.**

**\*Violation of any rules will be subject to fines at the Board's discretion. Any fines will be levied to the Unit Owners, not the Tenants or Guests.**

#### **Pets**

- Owners and Tenants will be allowed to have small-domesticated pets (less than 25 lbs). All dogs residing at Watermarke prior to 2/8/18 will be grandfathered.
- All dogs must be registered by completing the Watermarke Home Owners Association Dog Registration form.
- All pets must be on a leash and with the owner at all times when outside the unit.
- Pets must be walked in designated areas.
- Owners are responsible for cleaning up their pet's "accidents" while enroute to and from the designated area, including inside the elevator and in the common walkways.
- Pets found roaming free will be turned over to animal control.
- Owners will clean up after their pets immediately.
- Pets are not allowed in the pool area or in the Clubhouse at any time.
- Pets will not be a nuisance or danger to any person.
- Owners and tenants are responsible for any damage caused by their pets.
- Absolutely no aggressive breeds will be allowed on site. Aggressive dog laws specially address breeds to include pit bulls, Rottweilers, wolf hybrids, presa canaries, mastiff, American bulldogs, and Doberman pinchers.
- Dogs must be walked only on the side and front of building to and from designated area.
- Dogs must be walked on leash at all times.

- Each owner is responsible for picking up their pet's waste and putting it in the waste box located on the west side of the building.
- Wet dogs are not permitted in the elevators. If your dog is wet, you must dry off your dog before entering the elevator, or use the stairwells.
- Dogs cannot be left unattended on the balconies. Barking dogs will not be tolerated as it is a nuisance to other residents.
- Dogs are not allowed in the pool area. If you are taking a dog to the dock you must walk around the fence. This is SC Department of Health and Environmental Control rule.

### Parking Lot

- Long-term storage of boats, trailers, jet skis, campers, etc. is not allowed in the parking lot. This rule applies to designated parking spaces as well as general parking spaces.
- Short-term storage of boats, trailers, jet skis, campers, etc. is allowed up to three (3) days and must be registered according to procedures below:
  - The first day you park your boats, trailer, jet skis, campers, etc., they must be registered in the log book located on the front table in the lobby and tagged with one of the tags provided. Record the date of arrival, your name, phone number, description of stored item, and your unit number in the log book. Record the same information on a tag which must be attached in a visible location on your stored item. (See sample registration and tag attached)
  - Short-term stored items not registered and tagged, or left in parking lot longer than three (3) days will be towed at owner's expense.
  - Exceptions: Memorial Day, Fourth of July, and Labor Day Holidays
  - Note: Reasonable storage rates available at nearby Clemson Mini Storage, 109 Welpine Road, Pendleton, SC (behind Arby's) – phone 864-231-8480.
- All vehicles on the premises must be in operable condition. In operable condition includes but is not limited to the following: no flat tire, no expired tags or no tag. No major repairing or working on any vehicle is allowed on the property.
- Residents will have one reserved parking space per unit. Guests will be required to park in designated areas called "non-reserved" parking spaces. It is the resident's responsibility to see that their guests park in the designated areas.
- Vehicles must not block the street/sidewalks or other vehicles, nor must vehicles take up more than one space. Vehicles must not be driven or parked on lawns.
- Bicycles may not be ridden on sidewalks. No skateboarding is allowed.

### Docks

- Boat Slips and tie-ups are intended for individual owners who have a dock assigned to them. The courtesy dock is intended for the use of all property owners within Watermarke. All owners must abide by rules for docks set forth by the U. S. Army Corps of Engineers (Master Deed Exhibit J).
- Pets are allowed on the dock, **but must be on a leash at all times.**
- If you have a boat, it needs to be tied securely. It may be necessary to tie to the posts rather than to the cleats in the front of the slips. This will keep your boat from hitting the dock at the head of your slip.
- Unauthorized use of boat slips will result in boats being towed at owner's expense.

### Fitness Room

- Residents will have unlimited use of the Fitness & Club Room seven (7) days a week. Guests are welcome to use these facilities as long as they are with a resident.
- All persons sixteen years of age and under using fitness room must be accompanied by an adult.
- All guests must be accompanied by a Watermarke resident and are limited to maximum two guests.
- Residents using fitness area are asked to keep the area clean and safe. Also, please make sure that lights and TV's are turned off when leaving.
- No wet swimsuits allowed.
- Proper footwear must be worn. No bare feet or flip flops are allowed. Closed toe shoes are required on all exercise equipment.
- Watermarke Home Owners Association will not be responsible for any accidents or injuries while using the Fitness area.

### Clubhouse Room

- Watermarke Clubhouse is available to all residents but must be scheduled prior to usage. Reservation is on a first come first served basis. Reservations by date are posted on the calendar in the Watermarke Clubhouse Room.
- The posted Clubhouse rules must be followed at all times. Even when you reserve the room through the proper channels, you **cannot** impede any other resident's access to the back of the building. Keep this in mind before you plan an event. If you are enjoying

the clubroom at any time please clean up after yourselves and make sure TV's are turned off before you leave.

- The reservation of the Clubhouse is available for the Watermarke residents. The resident/owner signing the Clubhouse reservation form must be on the premises during the entire event. This form should be forward to Doug Kelly by email two weeks prior to the event.
- The owner/resident signing the reservation form will be held responsible for the conduct of all guests and the enforcement of all rules.
- 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. If there is an infraction, the resident signing the Clubhouse rental form, and not the Watermarke Home Owners Association, will be held responsible.
- If it is necessary to have paid maintenance staff clean the facility after an event, all cost will be the responsibility of the resident utilizing the facility.
- Decorating is allowed, but must be removed when the event is over.
- Clubhouse reservation does not include use of pool. **The pool cannot be reserved.**
- At no time may residents of Watermarke be prohibited from entering the Clubhouse Room as this is common entrance to and from other amenities. Sidewalks must be kept clear of Clubhouse for accessibility.
- Maximum capacity for Clubhouse is 40.
- The Watermarke Home Owners Association Board and Management reserve 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. Non-compliance with any of these rules can result in fines and/or loss of privileges to all amenities.

### Balconies

- External antennas of any type (satellite, TV, radio, etc...) are not permitted. (Master Deed Exhibit J).
- Charcoal Grills and other wood burning devices are not permitted on the balconies.
- Awnings are not permitted.
- No 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, plants, and bird feeders will be allowed on patios and balconies.

- Residents shall not sweep or throw anything including, but not limited to dirt, dust, water, cigarettes, ashes, paper, etc. from the condominium unit or balcony.
- No clothesline, temporary or permanent will be allowed.
- Balconies and patios shall not be used as storage rooms. The following items cannot be stored on this area: bicycles, canoes, kayaks, weight/exercise equipment, appliances, etc. Please remember that your patios/porches are visible to your neighbors and must be maintained in an orderly and safe fashion.
- Residents will 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.
- Household furniture must not be placed in the interior hallways/walkways.

### Pools

- The pool is for Watermarke residents and their guests only. See Pool Rules and Restrictions for more detailed information. (Master Deed Exhibit J).
- As of 2018, there are magnetic locks on the pool gates. Fobs are required to access the pool area. Each Condo is issued only 2 Fobs at any time. If you have never received your fobs, you can get them from James Smith or contact management. If you lose a fob, replacements are \$10. Contact management for replacements. Any owner that falls more than 60 days behind on their Association Dues, will have their fobs deactivated without notice until their dues are brought current.
- **The Pool cannot be reserved.**
- The pool is open from 9:00 a.m. to 10:00 p.m.
- There is 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.
- No solo swimming is allowed
- No running, pushing, shoving, boisterous or rough play is allowed within the fenced pool area.
- No person under the influence of alcohol, or drugs is permitted to use the pool.
- No spitting or blowing nose in the pool.
- Persons with diarrheal illness or nausea should not enter the pool.
- Persons with skin, eye, ear or respiratory infections should not enter the pool.
- Persons with open lesions or wounds should not enter the pool.
- No animals or pets are allowed within the fenced pool area.

- No glass allowed in the pool or on the deck.
- No children under the age of sixteen (16) are allowed in the pool without adult supervision.
- You should take a shower before entering the pool.
- Sexually inappropriate or offensive behavior is not permitted.
- The maximum number of swimmers allowed in the pool is 95.
- Only toys designed for pool use are allowed in the pool area. Please be considerate of others in the pool. Items left overnight will be disposed of accordingly.
- An emergency phone (or other notification device) is located on the wall. First Aid kit is located in the kitchen and lifesaving equipment is located at the fence if needed.
- Designated smoking area is located at the west end area of the pool (at the deep end).
- No smoking is permitted in the pool at any time.
- Residents and guest must wear swimsuits while using the pool. Cutoffs, jeans, and other street clothes are not permitted.
- Pets are not allowed in the pool area.
- Music must be played at a low volume in order not to disturb other residents at the pool or in nearby condo units.
- No scooters, skates, or bicycles inside the pool fence.
- Vandalism will not be tolerated. Pool privileges will be revoked immediately.
- Do not throw items such as pennies, etc into the pool.
- Do not pull lounge chairs into the pool water. Please leave them on the patio where they belong.

### General

- The Noise Ordinance for Anderson County applies to Watermarke. It is posted in the elevators. Residents may not play any radio, TV, stereo (home or car) piano, other musical instruments, etc. that make any noise at a level that may annoy/disturb occupants of other units. This includes any disturbing noise in the building or adjacent grounds. Particular care must be exercised in this respect between 9:00 p.m. and 9:00 a.m. Parents will be held responsible for the behavior and actions of their children and guest.
- Report any suspicious persons/activities to the Anderson County Sheriff's office at 260-4400 or 911, then notify the HOA office. For all non-emergency issues please contact Doug Kelly at (864) 933-6369.
- Noise ordinance in Anderson County begins at 10:00 PM.
- Smoking is not prohibited on interior walkways, at the elevator doors, and on the elevators.
- Do not throw cigarettes or any litter off any part of the building, in the stairwells, or in the parking lot. There are ash trays and trash cans located near the elevators.

- Discharging fireworks of any kind on Watermarke property is **strictly prohibited**. This includes but not limited to parking lot, docks, balconies and pool area. Unit owners will be responsible for any damage or fine incurred as a result of a violation of this rule by them, any of their guests or renters.
- The dumpsters are for household garbage only.
- Do not dispose of furniture, mattresses, appliances, etc. in the dumpsters as they are not construction dumpsters and the trash company will not pick up these types of items.
- **For Sale/For Rent** signs are not permitted to be displayed in unit windows, on balcony railings, and/or building railings, etc.
- No items may be adhered to the outside walls and balconies that would damage the stucco, brick and railings.
- All guests using the Watermarke facilities (pool, clubhouse, fitness room, dock) must be accompanied by a Watermarke resident.
- The boat dock, clubhouse, fitness room, parking areas, pool are all part of the Watermarke amenities. Residents, their families and their guests may use these amenities at their own risk. **Watermarke Home Owners Association does not accept any liability for damage, loss, or injury.**



# Watermarke Horizontal Property Regime Watermarke Home Owners Association Inc.

Amendments to Master Deed as voted on by membership and approved with 67 percent of the owned interest.

- 1) The minimum rental timeframe is 6 months on all units. No leases less than 6 months will be permitted.
- 2) Board members will serve 2 year terms with alternating end dates (one year, 2 board members terms will expire, the following year 3 board member's terms will expire). Board members can be reelected after their term expires.

Submitted for recording on January 8<sup>th</sup>, 2019 by:

Doug Kelly



HOA Manager  
Watermarke Owners Association Inc.

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Wendy Reffel