

Rules and Regulations For the Thirty Five and Thirty Seven Society Street Association of Unit Owners, Inc.

Thirty Five and Thirty Seven Society Street Association of Unit Owners, Inc. ("Society Street Association") is governed by rules and regulations. When purchasing, residing in, or visiting Thirty Five and Thirty Seven Society Street Association, all Owners, tenants, lessees, or guests within the community agree to and are bound by the following rules and regulations as the same may be amended from time to time by the Board of Directors.

1. Modifications or Additions.

Any additions, changes, or modifications to any exterior portion of the Unit or Limited Common Area must be approved in writing by the Board of Directors prior to the work commencing. This includes, but is not limited to, fences, decks, painting, doors, and windows.

- a. The Owner will be responsible for any damage caused to common area elements and adjacent Units as a result of the work.
- b. The Owner is responsible for providing access to the Unit and ensuring that all workers will keep all common doors closed and locked at all times.
- c. Work must be performed between the hours of 8:00 A.M. and 6:00 P.M, Monday through Friday, excluding major holidays.
- d. All materials must be kept within the unit at all times.
- e. Once set, project dates will need to be provided to the Board of Directors and the Property Management company.
- f. Any work outside the original scope is subject to further review and approval by the Association.
- g. The Owner shall be responsible for securing all appropriate approvals and permits required by the City of Charleston, Charleston County, State of South Carolina, and other regulating authorities.
- h. The renovations are subject to any additional restrictions as stated in the governing documents but not specified herein.
- i. Owners who commence alterations prior to approval or without following any approval process will be fined, ordered to cease and desist, and remove such alterations at the Owner's sole cost and expense.
- j. Subparagraphs (a) through (d) above shall apply to all additions, changes, or modifications to any Unit or limited Common Area regardless of whether such alterations require approval of the Board of Directors.

2. Animals and Pets.

The City of Charleston Laws and Ordinances regarding pets are applicable to the property at

Thirty Five and Thirty Seven Society Street. Each Owner will be allowed to keep up to two pets (in total) at their residence.

- Restricted Dog Breeds: Akita, Alaskan Malamute, American Bull Dog, American Pit Bull Terrier, American or Bull Staffordshire Terrier, Bullmastiff, Bull Terrier, Chinese Shar-Pei, Dalmation, Doberman Pinscher, Presa Canaria, Pit Bull, Rottweiler, Siberian Husky, Stafford Terrier, Chow, German Shepherd, and any mix thereof.
 - a. No exotic animals, livestock, birds, or other poultry of any kind shall be raised, bred or kept in a Unit or any part of the property.
 - b. No animals shall be kept, bred, or maintained for any commercial purpose.
 - c. No animals shall be kept that endanger the health of or unreasonably disturb the Owner of any other Unit or any resident thereof. Vaccinations are required per South Carolina Code of Laws Title 47 Chapter 5
<https://www.scstatehouse.gov/code/t47c005.php>
 - d. All pets must be confined or on a leash at all times. No pets are to be tethered in an outside Limited Common Element or Common Element area.
 - e. A general liability policy of a minimum of \$500,000 coverage shall be required while any pet resides in a unit.
 - f. Pet owners are responsible for clean-up and removal of all fecal matter deposited by their pets. Any violation of such provision shall be subject to a fine of at least \$100.

3. Rentals.

All leases are subject to the approval of the Association. A copy of the lease must be tendered to the management company and the Association at least ten (10) business days before the occupant takes possession. Short-term leasing under thirty (30) days is strictly prohibited and subject to a \$250 per day fine which will be assessed to the Owner until corrected. The minimum age to sign a lease must be twenty-five (25) years of age. Tenant must provide proof of renters insurance and/or owner general liability for renters. Background checks are required.

4. Prohibited Items.

No garbage cans, supplies, bottles, toys, cloth lines, cloths or clothing shall be placed in corridors, on terraces, balconies, porches, decks, patios, stairways, any Common Area or Limited Common Area of the Property. The placing of furniture, plants and other items on the terraces, decks, or balconies of the Units or the Property shall be subject to the prior written consent of the Board of Directors.

- a. Non-charcoal grills are permitted as long as they are not operated negligently, or underneath roofs/overhands.

b. Flags shall not be visible from the street through windows ,utilized as interior blinds or shades, or be used as exterior decorations.

c. No signs are permitted on any portion of a Unit, Common Area, or Limited Common Area without approval of the Board.

d. All exterior modifications including decorations and patio furniture must be approved by the Board.

5. Parking/Prohibited Vehicles.

No buses, trailers or mobile homes, motorcycles, boats, boat trailers, all-terrain vehicles, go-carts, campers, vans or vehicles on blocks, unlicensed vehicles, or any like vehicles shall be kept, stored, used, or parked overnight within the Community without prior approval from the Association.

6. Antennae, Satellite Dishes, etc.

The Board of Directors must approve the location and size of any antenna, satellite dish, or similar device subject to local, state, and federal regulations.

7. Garbage.

All garbage, rubbish and trash receptacles shall be stored and maintained only in areas expressly designated by the Board of Directors for rubbish collection. Any oversized garbage that cannot fit in provided receptacles must be removed from the premises or Owners will be charged the additional expenses incurred by the Association to remove.

8. Noise.

No noxious or offensive activities shall be carried on or upon any Unit or Property, nor shall any thing be done there on which may or may become an annoyance or a nuisance to the other Unit Owners. If an activity deemed noxious or offensive occurs, Owners are asked to first inform the Owner / Resident. If this does not resolve the noise complaint, please report to the Association Manager. Owners will then be subject to a \$250 fine per occurrence, which will be assessed until corrected.

9. Parties.

Parties are not permitted to extend into the common areas including grounds and hallways of the Association. Loud music and noise are prohibited after 11:00 p.m. to conform within the City of Charleston. Owners will be subject to a \$250 fine per occurrence, which will be assessed to the Owner until corrected.

10. Insurance.

All Owners are required to carry a comprehensive homeowner's condominium policy and must provide the Property Manager with a Certificate of Insurance naming Thirty Five and Thirty Seven Society Street Association of Unit Owners, Inc. as an additional insured at each renewal.

11. Board Access.

The Board or its designees shall have the right to access to any Unit for the purpose of making inspections, repairs, replacements, or to remedy certain conditions which would result in damage to other portions of the building. In the event the Board finds vermin, insects or other pests, it may take measures as it deems necessary to control or exterminate the same.

12. Association Fees.

All Association fees are due on the first of the month and all special assessments are due within thirty (30) days of notice of such assessment. The last day to pay the monthly fee without a late fee is the 5th. If not paid, a late fee will be placed on your account due the following month. Late fees and regime fees will continue to accrue until paid in full. If your account reaches 90 days past due, your account will be forwarded to an attorney for collection or foreclosure proceedings. You will be charged and held accountable for all attorney's fees and collection fees associated with your account.

13. Weapons.

No firearms are allowed to be discharged within Community property for recreational purposes. Any firearms in one's unit must be secured and locked.

14. Main Entrance.

The entrance to the main building (where the mailroom is located) must be locked at night for community safety.