



THE SPUR AT WILLIAMS BRICE

OWNERS ASSOCIATION INC.

1100 Bluff Road
Columbia, SC 29201

Rules & Regulations

**All Owners, Residents and Guests
must adhere to these rules and regulations.**

Violations of these Rules and Regulations are subject to fines.

Condominium living necessitates rules and regulations to ensure the comfort and safety of all residents and to protect the investment of all owners. In order to create a congenial and dignified residential atmosphere, your Board of Directors has adopted the following rules and regulations for the guidance of all owners, residents and guests.

1. Renting of Units

Owners are responsible for their resident's compliance with the rules and regulations of the Association no matter the length of the rental. *Any violation of the rules and regulations and any fines issued will be the responsibility of the unit owner.* Unit owner (or their rental agent) is responsible for incorporating these rules and regulations into their leases. We recommend that you also keep a copy of these posted in your unit at all times, especially for short term rentals. Association management company must be given at least 2 days in advance the leaser's name and contact number that will be occupying the unit at any given time. Failure to do this will result in a \$250.00 fine.

2. Parking and Use of Vehicles

Parking is by assigned parking only. Any vehicle parking in another space without permission is susceptible to towing. This space is your responsibility. If an unauthorized vehicle is parked in your space you will need to call Collision One @ 252-2900 and have the vehicle towed. When the tow truck arrives, you will need some type of identification to show the driver. If Collision One is unavailable, you have the right to call another tow company.

During game or special event weekends you must have your parking placards/decals visibly displayed in your automobile at all times to have access to the parking lot. Anyone without the parking placard/decals will not be allowed through the gate. There are no exceptions. Only two vehicles per unit are allowed during these times. If two vehicles have already been checked into your spots, any others will be denied access through the gate.

Automobiles in a state of disrepair or not having current tags shall not be left on The Spur property. Only passenger vehicles can park on the property and cannot exceed the size of one space. All commercial vehicles, campers, boats, trailers and RVs are prohibited from parking on any portion of the condominium property.

Because of the critical need of access for fire equipment and trash removal trucks, vehicles parked anywhere other than the marked spaces will be towed.

Motor vehicles may not be washed, waxed, or repaired on the premise.

Motorcycles, mopeds and golf carts shall be parked in assigned parking areas only and shall not be brought into hallways, elevators, individual apartments, or parked on sidewalks. They must also have a parking decal or placard visibly displayed. Motorcycles, mopeds and golf carts are not permitted in the storage area/rooms in the garage.

All motor vehicles, gas and battery powered, must have a placard and/or decal visibly displayed on or in that vehicle while parked in The Spur parking areas.

Any motor vehicle in violation of parking rules will be towed at car owner's expense.

3. Annoyances

Being thoughtful of one's neighbor is essential in a multi-family community. Therefore, excessive disturbing noises in dwellings of the common elements that interfere with the rights, comforts or other conveniences of neighbors cannot be allowed. Music containing offensive language, i.e. profanity, is strictly prohibited.

1st offense verbal warning and immediate compliance. \$500 fine if not immediate compliance.

Noise from televisions, stereo equipment, people, etc., should be kept to a minimum at all times and especially during the hours of 10:00 p.m. through 8:00 a.m.

The Columbia Police Department will be notified when excessive noise occurs. Owners will be held responsible and notified of complaints against their residents. Disturbances caused by any residents will result in police and/or Board action.

The use of weapons or noise makers is prohibited.

4. Keys

Per Article XVII- Right of Entry into Condominiums in Emergencies of The Spur Master Deed, the Association must have a key for all units on file in case of an emergency.

Please note – if the Association must enter your unit and a proper working key is not on file, a locksmith will be called to gain entry to your unit. This will result in an immediate fine of \$100 plus the cost of the locksmith.

5. Pets

These rules will be strictly enforced for the comfort and wellbeing of all pet and non-pet owners living at The Spur:

If an animal should relieve themselves in the elevators, walkways, stairwells or any other hard surfaces, the owner shall immediately clean up after the pet. Owners are subject to the fines listed below if the situation is not urgently addressed.

All pets should be on a leash at all times. This is a city ordinance that must be followed along with all other City pet ordinances.

Pets should not be a nuisance to other residents. Any animal that is a continued nuisance will be asked to be removed from the building. Pets should not be housed on any balcony. All pets should be up to date on vaccinations.

Violation of pet rules will be subject to the following fines per instance.

\$50 1st violation

\$150 2nd violation

\$500 for every violation thereafter

6. Feeding Animals

The feeding of **any** animal on common property is strictly prohibited. Animals owned by a property owner are to be fed inside that owner's unit. Non-domesticated and feral animals are not to be fed on any part of The Spur's common property. This feeding practice is considered both unsafe and unhealthy.

Violation of Feeding rules will be subject to the following fines per instance.

\$50 1st violation

\$150 2nd violation

\$500 for every violation thereafter

7. Signs

No sign, advertising or notices of any kind or type, including but not limited to "For Rent", "For Sale" or **ANY** corporate advertisement shall be permitted or displayed on the exterior of any unit nor shall it be displayed in any manner as to be visible from the exterior of any unit.

If your unit is protected by a security company, signage must be no greater than 4 inches by 4 inches in size, and only on the unit's door or windows.

8. Banner/Flags

Displays of any kind of universities, schools, businesses or political other than ones that promote University of South Carolina athletics are strictly prohibited. This includes but not limited to flags, banners, signs, tents, umbrellas, etc. The flag of The United States of America may be displayed using only standard etiquette.

The size of banners and/or flags shall not exceed the size of the railing. Banners and flags that are weathered, worn, or torn must be replaced.

1st offense verbal warning and immediate removal within 15 minutes of notice. \$500 fine if not removed as stated and immediate confiscation by security.

9. Exterior Items

No radio or television antenna, dish/satellite or wiring for any such purpose may be installed on the exterior of the building. No item shall be installed on the balconies by any means that

will damage the rails. This includes, but is not limited to inserting nails or screws into the railing, gluing to the rails, or bracketing the rails without protection between the bracket and rails. Any damage to the rails as a result of the aforementioned will result in a fine equivalent to the repair price of that rail plus \$500. No mops, clothing, rugs, banners, or any other item shall be hung inside or outside windows or balconies in public view. No clotheslines are allowed. All window treatments from outside view should be white or off white in color. Common areas, balconies, and common areas outside the front door shall not be used as a storage area; including, but not limited to, bicycles, gym equipment, tools, storage bins or furniture other than regular patio type furniture. Balcony lights are to be white with a Kelvin range of 2700k to 4100k. No other colors are permitted. Lockboxes shall not be attached to any part of the common area rail other than inside the stairwell. Anyone that wishes to attach a lockbox must first register it with our property owner's management company.

10. Elevator

Do not prop open the elevator doors for loading or unloading. Doing this will shut down the elevator and make it inoperable for others to use. Make sure that anyone you have moving in or out and if you have caterers catering an event that they know this.

There is to be **NO Smoking** in the elevators.

There are to be no move-ins or move-outs on game day. No deliveries of furniture, appliances or other such items are to be delivered on game day. This includes special event furniture delivery. The only deliveries that will be allowed through the gate on game day will be food and catering.

Anyone directly or indirectly hindering the elevator will be fined.

Violation of hindering the elevator will be subject to the following fines per instance.

\$50 1st violation

\$150 2nd violation

\$500 for every violation thereafter

11. Trash

Disposal of trash shall be by the use of the garbage chutes on each floor, or by the dumpster provided in the parking lot. At no time is trash to be placed beside the door to your unit or beside the trash chute door. Boxes, mops, brooms or other large items are not to be put into the chutes. Such items must be carried down and placed in the dumpster located in the parking lot. All household trash **MUST** be secured in bags.

Any construction debris such as appliances, carpet, flooring or furniture must be hauled off the property. At no time is any trash, furniture, grills and/or construction debris to be placed in or around the dumpsters.

At no time are bags of trash, boxes, misc. debris, etc. to be left beside the trash cans in the garage at the elevators. These trash cans are meant to be used for small items.

Violation of the above trash policy will result in an immediate fine of \$100 per item per occurrence plus any additional clean up costs. Please report violators to Landmark Resources. There is a cost to the Association to clean up and remove large items from around the dumpsters.

If you have a catered event, caterers must use the parking lot trash container.

12. Littering or Release of Bodily Fluids in common areas

There is to be no littering or releasing of body fluids in any common areas which include halls, stairwells, elevator, etc. This includes but is not limited to: trash, drinks, spitting, urinating, vomiting, and construction debris. Violation of this rule will be considered vandalism and will have an automatic fine.

Violation of Littering rules will be subject to the following fines per instance.

\$50 1st violation

\$150 2nd violation

\$500 for every violation thereafter

Any violation of this rule that includes a release of bodily fluids will be subject to an automatic fine of \$1,000 per instance.

13. Outdoor Cooking

Outdoor cooking with charcoal grills is strictly prohibited. No accelerants are allowed to be used on any type grills or stored on balconies. Gas grills are allowed to be used on balconies with caution. **As required by fire code, anyone using a gas grill is required to have a type ABC fire extinguisher on the balcony.**

14. Trespassing

Any unauthorized person found on the premises of The Spur will be reported to the police and repeat violators will be prosecuted to the fullest extent of the law.

15. Building Damage

Any damage to common, limited common areas, or other units is the responsibility of the offending party and will be considered vandalism with a minimum \$1,000 fine, plus the cost of repairs. Residents or Owners are responsible for any damage caused to common areas by their guests.

16. Fire Procedures

If you discover a fire in your unit, please do the following:

Immediately call the Fire Department (911) and tell the dispatcher the floor and unit number, as well as the buildings name and address – The Spur, 1100 Bluff Road.

Without further delay, leave your apartment and be sure to close your door behind you.

Alert the other residents on your floor by striking the nearest fire alarm along your exit route. Use the nearest stairway to leave your floor. ***DO NOT USE THE ELEVATOR.***

The Penalty for Falsely Pulling A Fire Alarm OR Tampering with Any Fire Equipment Is A Fine Of \$1,000. This Is A Misdemeanor Offense Punishable by Law.

17. Alterations

For any interior architectural alterations please refer to the Master Deed for The Spur at Williams Brice. An Architectural Review application must be completed and approved by the Board of Directors before any change is made.

No alteration or addition to any of the common elements or limited common areas shall be made by any owner or resident. All such work is the responsibility of the Board of Directors acting on behalf of the Association.

18. Occupancy

Refer to the Master Deed for The Spur at Williams Brice.

Guests

All residents are responsible for their guest's actions.

19. Smoking

There is to be NO smoking in the elevators or stairwells. Do not throw cigarette butts off the balconies or roof levels.

Leaving cigarette butts behind is considered littering. Anyone smoking should be courteous and respectful of others.

20. Rule Changes

The Board of Directors reserves the right to change or revoke existing rules and regulations and make such additional rules and regulations from time to time, as in their opinion, shall be necessary.

Residents and owners are encouraged to enforce these rules and regulations through notification of the Board, Managing Agent or Columbia Police Department, as necessary.

Violation of these Rules and Regulations, unless noted otherwise, will result in the following fines:

1st offense - written warning

2nd offense - \$100 fine

3rd offense - \$200 fine and possible legal action by Board of Directors

These fines are in effect for all violations except where individual fines are stated in each section.

All fines must be paid or appealed within 30 days of a posted fine. Any fines not paid or appealed within 30 days will be sent to the Association Attorney for further collections.

Managing Company for The Spur:

Landmark Resources, LLC
1600 Park Circle, Ste. 104
Columbia, SC 29201
Office: (803) 312-9999

To report any common area problems or file a complaint against rule violators, please contact the Landmark Resources at (803) 312-9999 or email associations2@landmarkresources.biz.

After hours emergencies: Call 803-312-9999 and press 9 for the after-hours answering service

What are after hour emergencies?

1. Unknown water leaking into hallways, common areas or your unit and you are unable to contact the person above or next to you.
2. Someone trapped in elevator push the elevator call button, then the emergency button, then call 911.
3. Building power outage.
4. Loss of garage lighting after power outage is remedied.