

Davenport Condominiums Rules & Regulations

Updated January 2006

OWNER/TENANT INFORMATION

- I. Davenport residents (homeowners or tenants) are responsible for their guests at all times and for ensuring their compliance with all Association Rules and Regulations. Any individual who damages Davenport property will be responsible for repairs. The Board of Directors reserves the right to charge any homeowner and/or tenant the full amount for repairs.
- II. Absentee homeowners are responsible for compliance of their tenants or their tenant's guests with Davenport Rules and Regulations.
- III. Any lease of a unit or portion thereof shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the Davenport Condominium covenants, rules and regulations. And, that any failure by the lessee to comply with all of the terms of such condominium documents shall constitute a default under the lease.
- IV. A copy of these rules must be provided to each tenant by the homeowner. The names of all tenants, their telephone number and automobile license plate registration numbers must be submitted to the property manager of the Davenport.
- V. Davenport residents and guests are reminded that the parking space in front of the dumpster in the alley to the east of the building is for short term parking only. Gross violations of this may result in the vehicle being towed by the property manager or with board approval.
- VI. Davenport residents may only park legally in the lot on Washington Street owned by the Davenport Homeowners Association and reserved for this purpose. Residents are reminded that the parking lots belonging to the law firm of *Love, Thornton, Arnold and Thomason* are for the use of law office staff and clients only. Davenport residents have no right to park in this lot and may be towed.
- VII. The Davenport Homeowners Association and Board of Directors will not be responsible for articles left in the common areas.

PETS

- VIII. Pet owners are responsible for property damage caused by their pets, for ensuring that their pets do not become a nuisance, and for abiding by the leash law which prevails at the Davenport and in the City of Greenville.
- IX. Each homeowner may have no more than two common household pets, weighing not more than 30 pounds each. All pets shall be inoculated as required by law. The Davenport rule applies to all pets, and each owner is both responsible and liable for the conduct of their pet.

- X. Under no circumstances are pets to relieve themselves on any Davenport property or sidewalk, especially in the common area of the courtyard. Please respect the rights of others to clean and sanitary common grounds. Pet owners will be fined \$50 for each violation after being warned in writing by the property manager. If this fine is not paid, a lien including legal costs will be placed on the condominium.

SAFETY ISSUES

- XI. The shooting off of fireworks or firearms on Davenport grounds is prohibited.
- XII. No owner shall use or permit to be brought on the property for storage or for any use, any flammable oils/fluids such as gasoline, kerosene, benzene or another explosive or articles deemed extra hazardous to life, limb or property.
- XIII. In keeping with Year 2000 State Fire Code law changes, no grills of any type may be kept at the Davenport.

GENERAL APPEARANCE OF UNITS AND COMMON AREAS

- XIV. Without board approval no storage of cars, boats, trailers, campers or recreational vehicles is permitted in residents' parking lot or common grounds. No significant auto repair shall be allowed in Davenport parking areas. The Board of Directors reserves the right to tow any vehicle that does not carry current license tags or is parked in an unauthorized area for more than 48 hours. The expense will be the sole responsibility of the homeowner and/or resident.
- XV. As stipulated in the covenants of the Master Deed, no additions or changes to any part of the exterior of the units or of a structural nature may be made, whether temporary or permanent, without the express approval of the Board of Directors. If changes are made without approval, the unit will be restored to the original condition at the owner's expense.
- XVI. Davenport residents, owners or tenants, must keep common areas clean and clear from debris and clutter. Common areas that are visible to the exterior must be kept free of dead plants, laundry, plastic furniture and all items not consistent with the historical designation of the building. The Board of Directors will examine any complaints or violations of this regulation on a case by case basis. The Board shall have the power to remove items that are not consistent with this rule.
- XVII. Minor items may be stored on back porches, but clear passage on the stairwells must be maintained and no items may be visible from the streets. Any complaints may be examined by the Board on a case by case basis.
- XVIII. No "For Sale" or "For Rent" signs shall be displayed from a unit or on Davenport grounds. The Davenport has one common sign with a box for multiple flyers

which may be placed in front of the building – please ask the property manager for information.

NUISANCE

- XIX. Quiet should be observed in all common areas between 11:00 p.m. and 8:00 am. All audio equipment (radios, TV's, etc.) should be operated at a normal or moderate volume.
- XX. No immoral, improper, offensive or unlawful use shall be made of any unit or grounds.
- XXI. Nothing may be done within the units which may become an annoyance or nuisance to the other owners or which may endanger the health and safety of any owner. Nothing shall be kept or done in any unit or in common areas that will result in the termination of or an increase in the premium for the policy of property insurance for the Davenport.
- XXII. No owner, resident or their guests shall engage in disorderly conduct on the Property, or cause or allow any disturbance, including, but not limited to shouting, singing or playing any musical instruments or electronic equipment (including radios, stereos, televisions and computer equipment) in a manner that unreasonably disturbs other occupants.

TRASH REMOVAL

- XXIII. All trash/rubbish must be placed into the dumpster in order to be collected. Nothing is to be placed or dropped outside of the containers.
- XXIV. Hazardous chemicals, dirty motor oil, or other corrosive materials are not to be placed in the dumpster. Removal of these items is the owner/tenant's responsibility.
- XXV. Unwanted furniture and appliances are not to be placed in the dumpster or left in the alley or other common spaces. It is the homeowner or tenant's responsibility to dispose of these properly.
- XXVI. These revised Davenport Rules & Regulations supersede all previous Davenport Rules & Regulations and the new revised Rules & Regulations are those now in effect and those which will be the basis of decision by the Board of Directors on those matters to which they apply. If any Rules & Regulations are found to be in conflict with the Declaration of Covenants, Conditions and Restrictions or the By-Laws of the Davenport Association, the Declaration and the By-Laws will take precedence over these Rules and Regulations.