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## 79 Society Street Horizontal Property Regime

### Rules and Regulations

*Revised July 2017*

Units and their occupants must comply with valid laws, ordinances and regulations of all government bodies as well as the requirements outlined in the Rules and Regulations, Master Deed and Bylaws.

#### **Rental Policy:**

- Units may not be leased for less than 90 days in duration
- No more than four individuals not of blood relation may reside in a leased unit
- A lease cannot be sub-leased or broken up into sub-leases. For example: XYZ Company cannot lease the property for 90 days and then have different employees assigned to the unit for three 30 day intervals
- The lease should require a signed provision for compliance with the Association Rules & Regulations, Master Deed and Bylaws
- The name(s) of the tenant(s) and a copy of the lease must be provided to the Board of Directors and Property Management 30 days before the lease is in effect.
- Property Management will hold real estate brokers accountable for violations of the lease rental restrictions, to include seeking suspension/license revocation from real estate associations/boards
- Unit owners are to comply with City of Charleston Visitor Accommodation Restrictions. Property Management will be obligated to report violations to the City of Charleston, Department of Livability
- Units are restricted from being used for commercial functions and operations by owners or tenants

#### **Common Area:**

- The common elements may not be used in a way that hinders access or rights of an owner
- Residents must return the common areas, including the location of furniture, back to their original appearance and location after use. Please clean up after yourself and your guests.
- Owners and Renters are to comply with unit designated property reflected in the Master Deed
- Personal property, such as clothing items, shoes, beach towels, rugs, etc. may not be left in the common areas at any time. Items may not be hung from the railings
- Loitering, parties and loud noise is not permitted in the common areas

- Bicycles may be stored inside the unit or locked to the rack provided near the parking area. They are not permitted anywhere else on the property
- The driveway is only for the use of Units A and E
- Tenants of Units A and E are to ensure driveway gate is closed after their vehicle departure and arrival
- Grills, outdoor fireplaces, etc. are not allowed on the porches or stairwells at any time.
- Smoking is not permitted in the common areas, including the porches
- Tenants and guests are required to wear shirts in the common areas, including the porches

**Exterior Alterations:** Owners may not paint, stain, decorate, add to, or change the appearance of any exterior surface, door, railing, roof, lighting fixture or mailbox or any other common element, without prior written approval of 67% of the ownership.

- Owners and residents may not store or temporary place any items other than Association-maintained porch furniture/decorations on the porches and stairwells, the attic, and other common areas. To include flowers, mats, shoes, etc.
- Owners and residents may not disturb, alter, or add to the landscaping
- Satellite dishes, antennae or aerials are not permitted with prior consent from the Board
- Prior approval must also be obtained before any banner, notices, signs, and the like, including those for leasing and sales, may be erected on the property
- All window treatments (blinds, curtains) must have either a white, ivory or wood backing. Shutters must be approved by the Board of Directors before installation may take place

**Pets:**

- Two (2) pets are permitted per unit by an owner
- Renters are not be permitted to keep any pets on the premises
- Pets shall be leashed and accompanied by a resident at all times when outside of the unit
- Owners shall be responsible for cleaning up after their pet(s) and properly disposing of any pet waste
- Owners shall also maintain current documentation of shot/vaccination records for their pets

**Refuse:**

- Recycling containers and garbage receptacles are provided in the parking area
- Garbage is not to be left on the porches outside the unit at any time
- Tenants are to use the garbage receptacle closest to the street until full and then utilize the next closest receptacle to the street. This will prevent the need to place several quarter filled garbage receptacles to the street every week
- Tenants need to volunteer to assist in placing/returning the garbage receptacles and recycle containers to the curb on assigned days
- All cardboard is to be broken down and placed beside the garbage receptacles
- Tenants should be aware of the historic district bi-weekly recycle container collection dates

**Destruction of Property:** Anyone who intentionally or accidentally destroys or damages any portion of the building or structure and/or its contents or other property shall be responsible for the cost to repair or replace such damage.

**Right of Access:** The Board of Directors or Property Management Agent has the right to access all units for maintenance, inspections, emergencies, rental policy compliance and other determinations that may affect the property as a whole. For this reason, each unit must provide a key to be kept with Management in the event access is needed. Every attempt will be made to contact the owner/tenant prior to entering a unit unless in the event of an emergency.

**Monthly Regime Fees:** It is the responsibility of the unit owners to pay the monthly regime assessment to the Association by no later than the first day of each month. Late fees will be assessed for all assessments not received by the 10<sup>th</sup> of the month for each month payment is late.

**Complaint Procedure:** Any resident(s) observing a violation of these Rules and Regulations is encouraged to submit to the Association a brief written summary of an alleged violation including the date, time, name(s) of the individual(s) involved and unit number(s) if known.

**FINES:**

When a rule is violated, a warning will be issued to the offending party. Upon the second violation of a rule of the same nature, a \$100.00 fee will be assessed to that owners account. Further fines will increase by \$50.00 increments.

Person(s) in violation of the stipulations pertaining to rentals may incur fines of \$50 per day until the infraction is corrected.


***The Board of Directors reserve the right to make such other Rules and Regulations from time to time as may be deemed necessary for the safety, care, cleanliness and comfort of owners and tenants.***

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Original Adoption: October 2011

Revised: October 2015, July 2017

79 SOCIETY STREET CONDOMINIUM OWNERS ASSOCIATION, INC.

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