



**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 insure 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 **must** be given at least one (1) week in advance the leaser's name and 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 City Garage @ 765-9780 and have the vehicle towed. When the tow truck arrives you will need some type of identification to show the driver. If City Garage is unavailable, you have the right to call another tow company.

During game or special event weekends you must have your parking placards to have access to the parking lot. Anyone without the parking placard will not be allowed through the gate. There are no exceptions.

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 can not 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 and mopeds shall be parked in assigned parking areas only and shall not be brought into hallways, elevator or into individual apartments or parked on sidewalks. Motorcycles and mopeds are not permitted in the storage rooms in the garage.

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.

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. **Pets**

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

1. No animal should relieve themselves in the elevators, walkways, stairwells or any other hard surfaces.
2. You must immediately clean up after your pet.
3. 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.
4. 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.

Violation of pet rules will be subject to immediate fines of \$50 for each instance.

5. **Signs**

No sign, advertising or notices of any kind or type, including but not limited to "For Rent" and "For Sale" 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.

6. **Banner/Flags**

Only University of South Carolina flags or banners are permitted. Banner or Flags can only be displayed during the football season, September through November. No flag or banner can be attached in any way to the building that will cause damage to the building.

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

7. Exterior Items

No radio or television antenna or wiring for any such purpose may be installed on the exterior of the building. 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. Balconies shall not be used as storage areas.

8. 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.

9. 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. Boxes, mops, brooms or other large items are not to be put into the chutes. These items must be carried down to the dumpster located in the parking lot. All household trash **MUST** be secured in bags. If you have a catered event, caterers must use the parking lot trash container. Any construction debris such as appliances, carpet, flooring or furniture must be hauled off the property.

10. 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 and vomiting. Violation of this rule will be considered vandalism and have an automatic fine of \$1,000.

11. Outdoor Cooking

Outdoor cooking with charcoal grills 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. **Anyone using a gas grill is required to have a type ABC fire extinguisher on the balcony.**

12. 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.

13. 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.

14. Fire Procedures

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

- A. 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.

- B. Without further delay, leave your apartment and be sure to close your door behind you.
- C. Alert the other residents on your floor by striking the nearest fire alarm along your exit route.
- D. 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.

15. Alterations

For any interior architectural alterations please refer to the Master Deed for The Spur at Williams Brice.

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.

16. Occupancy

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

17. Guests

All residents are responsible for their guest's actions.

18. Smoking

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

19. 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.

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 mlmiller@landmarkresources.biz.

After hours emergencies: Page (803) **551-0129** this pager does not pick up numbers from some cell phones, if no call back within 10 minutes, please try a land line.

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 call 911 then call emergency number.