

**MONTCLAIR HOA
RULES AND REGULATIONS**

PARKING

1. Montclair is a "permit parking only" community. You **MUST** have a parking permit displayed in the front window of your vehicle in order to park on the premises. Each unit is issued two permits. A "third car pass" may be issued depending on the circumstances. A third car cannot park in front of the buildings. Visitor passes are available for guests. There are numerous visitor spaces on the property. In designated parking areas, only the resident of that unit may park in the numbered spot.
2. Vehicles may not be "stored" on the property. Inoperable vehicles will be towed at the owners' expense. Any vehicle parked more than 30 days or parked illegally is subject to fines and towing.
3. No **overnight** parking of recreational vehicles, jet skis or boats is allowed on common property. A boat storage facility is available for a monthly fee.
4. No trailer, defined as: *any piece of equipment or vehicle, having no power of its own and therefore must be transported by other means*, is allowed on common or limited common property. A designated trailer parking area is available.
5. Large, commercial vehicles, semi truck/trailers and other over-sized vehicles are strictly prohibited.

Pets

6. Pets must be leashed at all times. The Mount Pleasant Animal Control will pick up any pets left outside to roam on the property.
7. You must clean up after your pets.
8. Dogs and cats cannot be left outside during the day in the owner's absence, even inside a fence.
9. Excessive barking, defined as a noise complaint by neighbors, will be considered a violation and the dog owner will be fined.
10. A photo of your dog or outside cat and all members of the household must be on file at the HOA office.

Trash

11. No rubbish, trash or garbage is allowed on common property. Do not leave trash bags outside your door even for a short time. Use the trash compactor located on the property. Only household trash is allowed.
12. Small cardboard boxes can go into the compactor if they are flattened first. No corrugated cardboard. Large cardboard boxes can be recycled at the DMV office parking lot on the IOP Connector.
13. Household items that do not go into the compactor must be disposed of by the resident. Hot water tanks, carpet, etc. must be removed from the property by the vendor or owner. The HOA office has a list of disposal sites for items that are not household trash.
14. Do not leave trash bags or any other items on the dumpster walkway. There is a camera, you will be fined.
15. A recycle center is located on the North end of the property. Please review the enclosed notice from the Charleston Recycling Center for the rules regarding disposal.

Pools and Pond

16. The pool is for the use of Montclair residents only. Guests must be accompanied by the resident.
17. There is no lifeguard. Minors must be accompanied by an adult.
18. Glass containers are prohibited. Pets are not allowed in the pool or pool area.
19. Do not leave trash at the pool area or in the restrooms.
20. Excessive noise, rowdiness and horseplay will be cause for immediate expulsion from the pool.
21. Vandalism at the pool will be prosecuted.
22. The pond is for the enjoyment of all Montclair residents. Do not throw trash into the pond.
23. Swimming is prohibited in the pond, fishing is allowed.

Comfort and Convenience

24. No resident may use their unit or the common property in any manner which creates noise, between 11:00 PM and 7:30 AM, which can be heard in another unit or interfere with the rights, comfort or convenience of the other residents.
25. The discharge of firearms or fireworks is strictly prohibited.
26. The pursuit of hobbies or other activities which cause disorderly, unsightly or unkempt conditions shall not be pursued on any part of the property.
27. Garage sales, yard sales, flea markets or similar activities are prohibited.
28. For Rent and For Sale signs and tubes are prohibited. They will be removed and fines levied.
29. The speed limit is 10 MPH inside the gate. Violators will be fined.
30. No tent, barn, tree house or similar outbuilding may be placed anywhere on the property.

Entrances, Patios, Porches and Roofs

31. No obstruction of any kind is allowed in the entrances of the garden unit condos. This includes bicycles, toys, coolers, outdoor furniture and other items that obstruct the fire hydrants or owners' access.
32. By order of the Mt. Pleasant Fire Marshal, grills are banned from 2nd floor porches. All grills must be 10' from the buildings when in use.
33. Satellite dishes may only be installed with HOA and ARB approval. No dishes are allowed on roofs or on the front of the buildings. When installed in the rear, they must not be visible from the street.
34. Garden hoses are to be coiled and out of sight.
35. Clothing, bedding, rugs, mops, appliances, indoor furniture and other household items cannot be stored outside the units.
36. No hazardous materials or vehicles may be stored on the porches including, motorcycles, motor bikes, jet skis or anything that contains flammable materials.

37. Porches, patios and entrances must be clean, neat and free of trash and junk.
38. Cigarette butts, beer cans, soda bottles and other trash and debris are strictly prohibited any where on the outside of the units and all common property.
39. Flags, signs, posters, banners and outdoor lights are not allowed.
40. Outdoor roll-up blinds are permitted on patios and porches only, provided they are dark in color in good condition.

Per Article 9, Section 9.3 of the Master Deed, the Association has the right to enforce these Rules and Regulations. Warnings may be issued, at the sole discretion of the Association, for first violations. Initial violations will be a **\$200.00** fine with subsequent violations, doubling the fine amount. No further notice will be given regarding these rules.

If you have questions about the Rules and Regulations contact the Montclair HOA office at 881-3033.

Revised: April 2009