

RULES AND REGULATIONS
OF
TOXAWAY VIEWS HOMEOWNERS ASSOCIATION
revised 10/15/2005

1. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the procedures set forth in the By-Laws are adhered to.
2. If any unit owner, tenant, or guest is not complying with the Rules and Regulations, the unit owner will receive notice of the rule infraction. Should the rule violation be repeated, the unit owner will be subject to fines established by the Board of Directors.
3. The sidewalks, entrances, passages, vestibules, stairways, outside corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
4. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by a Unit Owner on any part of the outside or inside (which may be viewed externally) of the premises or building without the prior written consent of the Association.
5. No awnings or other projections shall be attached to the outside walls of the buildings and no blinds, shades or screens shall be attached to or hung in, or used in connection with the outside of any window or door of the demised premises, without prior written consent of the Association.
6. No baby carriages, bicycles or other such objects shall be allowed to stand in the halls, passageways, or other common areas of the building.
7. Children shall not play in the common halls or breezeways. Children under nine (9) years of age shall not be allowed in the common areas unless accompanied by an adult.
8. All garbage and refuse must be placed in plastic garbage bags and placed in containers with tops closed. Unit Owner may be assessed an extra charge for not complying.

9. The management company currently under contract with the Association retains a passkey to the premises. Owners are required to give the management company a copy of their key if they change their lock.
10. No Unit Owner shall allow anything whatever to fall from the windows, doors or balconies of the premises, nor shall sweep or throw from the premises any dirt or other substances into any of the corridors, halls, ventilators or elsewhere in the buildings or upon the grounds.
11. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the windowsills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from any of the windows or doors, or in common areas.
12. No Unit Owner shall make or permit any disturbing noises in the buildings by himself, his pets, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences of other Unit Owners. No Unit Owner shall play upon, or suffer to be played upon, any musical instrument, or operate or suffer to be operated a phonograph, television set or radio in his Unit between the hours of eleven o'clock P.M. (11:00 P.M.) And the following eight o'clock A.M. (8:00 A.M.), if the same shall disturb or annoy other occupants of the building. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental practice, nor give or permit to be given vocal or instrumental instruction of any kind.
13. No radio or television aerial shall be installed without the written consent of the Association. Any aerial erected on the roof or exterior walls of the building without the consent of the Association in writing is liable to removal without notice. No Unit Owner shall purport to give any easement or right of way to any utility or cable television company.
14. No pets shall be allowed to run at large in the common areas of the Condominium; however, a cat may run loose if belled. A unit owner may have two (2) small pets. Dogs shall not be permitted outside of its owner's unit unless attended, on a leash, and under the control of its owner. In no event shall said dog ever be permitted in any of the recreation facilities i.e. pool area, tennis court, etc. All pet owners must pick up after their pets. Pets shall not be left unattended on porches or balconies. Tenants may not have pets within the Association. Guests of homeowners are permitted to bring a small pet provided that the homeowner is in residence. Homeowners with larger pets as of October 15, 2005 may continue to have those particular pets at Toxaway Views.

15. No Unit Owner shall allow any insecticide or other pollutant to flow into any stream or lake adjoining the property, nor shall he block the flow of any stream or drainage area without the consent of the Association.
16. No Unit shall be occupied by more than six (6) persons at any one time.
17. No Unit Owner shall keep more than one (1) automobile in the parking spaces nor occupy more than two (2) parking spaces (on a temporary basis) in connection with the use of his Unit, except such as may be occupied by his bona fide temporary guests in areas designated for guest parking. When there is only space for one car per unit to be parked in front of the building, additional vehicles should be parked in the designated spaces around the center circle. All vehicles parked at Toxaway Views should be in good repair.
18. Vehicles such as, but not limited to, motorcycles, motor homes, trailers, or service vehicles with lettering on them shall be NOT permitted on the premises at any time, except temporary permission is granted for those involved in the repair or maintenance of the units, buildings, or common areas. No repair of vehicles shall be made on the Condominium property, except in case of emergency.
19. Automobiles are not to be washed anywhere on the premises, except the designated car washing area that is located on the asphalt area across from the basketball hoop. Persons utilizing the car wash area are requested to neatly roll up the hose and hang it on the spigot, and to turn the water off at the spigot when they are finished.
20. No outdoor grilling is allowed on the foyers of the units and only electric grills are permitted on the decks of the units.
21. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit. The discharging of firearms and/or fireworks anywhere on the property including restricted common areas or common areas is prohibited.
22. People are requested to use discretion in the opening and closing of all doors.
23. Real Estate Agents for rentals will notify Toxaway Views management as to any renters they represent - showing dates of arrival and departure, and the names of the renters and their guests. Real Estate Agents for resales will notify Toxaway Views management as to any prospects they represent, showing dates on property and names.
24. Real Estate Agents will notify prospect/renters as to the requirements of the Declaration and Rules and Regulations of Toxaway Views Homeowners Association.
25. Real Estate Agents will be responsible for the keys, including the front door, mailbox and pool keys for those units that they represent.

26. Toxaway Views Homeowners Association's management will notify the Real Estate Agent of any violations of these Rules and Regulations. Any charges owed shall be paid immediately. Should there be any amounts owed which are 90 days overdue, a lien will be filed on the unit(s).
27. The display of any flag, banner or like item from any area of Toxaway Views Association's property (common &/or limited common areas included) is prohibited with the exception of the American flag.