

ONE SOUTH CONDOMINIUM ASSOCIATION

GUIDELINES FOR HOUSE RULES VIOLATIONS

In an effort to be consistent with the enforcement of the House Rules the following guidelines are hereby established for providing notices of Rules Violations.

1. Violations of the following nature will be issued a warning on the first occurrence, and fines on each occurrence thereafter:
 - a. Trash/garbage chute/dumpster room violations.
 - b. Unauthorized advertisements.
 - c. Vehicles leaking excessive fluids.
 - d. Idling of vehicles in the garage.
 - e. Noise/nuisance activities.
 - f. Unkept garage parking spaces.
2. Deck and garage storage violations: Violators will be given forty-eight (48) hours to remove stored items, unless special circumstances warrant granting an exception for an additional specified amount of time. If storage is not removed within that time frame, fines will be assessed.
3. Damage to common areas/elements: Repairs will be billed to the responsible unit. Unit owners will be given a reasonable amount of time (normally seven days) to repair the damage themselves.
4. Pets: As pets are not allowed in the building, the owner will have twenty four (24) hours to remove the animal. Fines will accrue daily thereafter.
5. Inoperative or unauthorized vehicles: Will be towed if not removed within fourteen (14) days.
6. Window Coverings: After a notice of noncompliance is issued, owners will be given thirty (30) days to rectify the violation. Additional time will be granted by HOA board approval only.