

**ASHLEY HOUSE
RULES AND REGULATIONS**

A. USE OF APARTMENTS

1. No part of the Property shall be used for other than the purposes for which such part was designated.
2. The Board of Directors, or its designated agent, may retain a pass key to the premises for use in emergency situations only and after such notice, if any, which is practicable. No Co-Owner/Tenant shall alter any lock or install a new lock on any door of the premises without the written consent of the Board of Directors. In case such consent is given, the Co-Owner shall provide the Board of Directors, or its agent, with an additional key pursuant to its right to access to the premises.
3. No electrical device creating electrical overloading may be used in any Apartment or other part of the Property without permission from the Board of Directors.
4. No substantial alteration or remodeling of an Apartment involving the curving or moving of partition walls may be done without permission from the Board of Directors.
5. Misuse or abuse of appliances or fixtures within the Apartment is prohibited; any damage resulting from such misuse shall be the responsibility of the Co-Owner/Tenant in whose Apartment it shall have been caused.

B. USE OF COMMON ELEMENTS

1. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements (other than storage areas such as Limited Common Areas) without the prior consent of the Board of Directors as hereinafter expressly provided.
2. Co-Owners/Tenants shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior consent of the Board of Directors.
3. No garbage cans, trash barrels, or other obstructing personal property 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 window sills. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, porches or terraces. No accumulation of rubbish, debris or unsightly material will be permitted in Common Elements except in designated trash storage

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areas, nor shall Common Elements (other than the appropriate Limited Common Elements) be used for the general storage of personal property. Limited Common Elements used for storage shall be kept neat and clean, and vermin shall be prevented. No clothes shall be hung or dried outside of the Apartments in the Common Elements. All trash will be properly wrapped or packaged before disposition into trash chutes.

4. No terrace, balcony, or porch shall be enclosed or covered by any awning or otherwise enclosed without the consent in writing of the Board of Directors.
5. Co-Owners/Tenants shall not paint, stain or otherwise change the color of any exterior portion of the building or Apartment entrance doors.
6. Each Co-Owner/Tenant shall keep his/her Apartment and any Limited Common Elements to which he/she has sole access in a good state of preservation and cleanliness.
7. No elevator shall be used for prolonged periods of time without the prior approval of the building manager.

C. ACTION OF CO-OWNERS/TENANTS

1. No noxious or offensive activity shall be carried on in any Apartment, or in the Common Areas, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Co-Owners/Tenants. No Co-Owner/Tenant shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that would interfere with the rights, comforts or convenience of other Co-Owners/Tenants. No Co-Owner/Tenant 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 the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other Co-Owners/Tenants.
2. Co-Owners/Tenants shall comply with and conform to all applicable laws of the State of South Carolina and all bylaws, ordinances, rules and regulations of the City or County of Charleston, South Carolina, and shall save the Council of Co-Owners or other Co-Owners/Tenants harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.
3. No animals or reptiles of any kind shall be raised, bred, or kept in any Apartment or in the Common Elements, unless approved by the Board of Directors. It is further provided that no pets may be kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon

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three (3) days written notice from the Board of Directors. In no event shall any household pet be permitted in any portion of the Common Elements unless carried on a leash, or be curbed in any court yard or close to any patio.

4. Co-Owners/Tenants shall be held responsible for the actions of their children, guests and pets.

D. INSURANCE

1. Nothing shall be done or kept in any Apartment or in the Common Elements which would increase the rate of insurance of any of the building, or the contents thereof, without the prior written consent of the Board of Directors. No Co-Owner/Tenant shall permit anything to be done, or kept in his/her Apartment, or in the Common Elements, which would result in the cancellation of insurance on any of the building, or contents thereof, or which would be in violation of the law. No waste shall be committed in the Common Elements.
2. A Co-Owner/Tenant shall comply with the rules and regulations contained in any fire insurance policy upon said building or the property contained therein.
3. Damage by fire or accident affecting any Apartment or Common Elements, or the liability of the Co-Owners/Tenants or the Council of Co-Owners will be promptly reported to the Board of Directors immediately following the occurrence thereof.

E. MOTOR VEHICLES

1. There shall be no parking at any time in the parking area in front of the building, such parking area being exclusively reserved for the loading and unloading of passengers. Moving vans, delivery trucks or other necessary commercial vehicles shall use the loading zone on the north side of the building.

F. ADMINISTRATION

1. Any consent or approval given under these rules and regulations may be added to, amended or revoked at any time by resolution of the Board of Directors.
2. No Co-Owner/Tenant shall send any employee of the management out of the Property on any private business of the Co-Owner/Tenant, nor request any employee to do any work within the Apartment without the prior approval of the building manager.
3. Any complaint regarding the management of the Condominium or regarding actions of other Co-Owners/Tenants shall be made in writing to the Board of Directors.

Date: 7-3-16

To: Ashley House Co-Owners and Residents

From: The Ashley House Board

Ref: SMOKING POLICY

After much consideration of the complaints of our owners and residents, The Board passed the following Smoking Policy on 6-23-16:

“The Ashley House Board invokes the so-called ‘nuisance clause’ in the association’s rules to ban all forms of smoking in common areas of the building. Examples include the lobby, the first-floor bathroom, the office and conference room, the stairwells, the elevators, the halls, the laundry room, and the breezeway near the front and side entrances.

Management will contact all owners and residents by letter, email, or in person, and inform them of this ban. Management will also suggest that owners include a ‘no-smoking’ requirement in future rental agreements.

‘No Smoking’ signs of appropriate size will be strategically placed in the common areas. If smoke of any kind is detected in any of these areas, the offender will be asked by Management to cease and desist.”

The Ashley House Board