

200 River Landing Phase 1  
Quick Guide to Community Rules and Regulations – Effective October 1, 2019

**For Information or Emergencies:** call or email Property Management Services (PMS) Regime Manager

Lisa Landy: 843-881-5459 or email [lisa@charlestonpms.com](mailto:lisa@charlestonpms.com)

**For problem solving of a non-emergency nature, Contact:**

Ronnie Wolfswinkel – [rdwolf2@comcast.net](mailto:rdwolf2@comcast.net)

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- Call Box:** To admit visitors using the call box, register your phone (only one per unit) with the Property Manager.
- Condo Policy:** Any changes to flooring, HVAC, Plumbing, etc. need to be approved by property manager. All rental units must have initial rental agreements of not less than (1) year. No subleasing of Units. No condo may be used for any type of vacation time sharing plan or any vacation time sharing ownership or lease plan. Condos cannot be rented out on a daily, weekly or monthly basis.
- Dryer Vents:** To prevent fires and to insure proper operation of your dryer, all dryer vents must be cleaned at least annually.
- Elevator:** **DO NOT BLOCK OR HOLD OPEN AN ELEVATOR DOOR!** Please help us avoid excess expenses for elevator repair due to improper care of doors. Elevator pads are required for moves of furniture or large items (appliances, etc.)
- Emergency:** If a fire, water or other perceived emergency occurs in your absence, your door may be opened with the key you provided to the Property Management Company. If a key was not provided, your door will be drilled or forced open to gain entry, with expenses charged to owner. Refer to Disaster Policy in Rules and Regulations booklet.
- EMS/Police:** For emergencies call 911. In case of fire, pull one of the alarms located in each hallway and call 911.
- Fobs:** From time to time, a fob becomes inactive. Report problems to Property Manager.
- Golf Carts:** A charging station is at the end of Building F. A \$50.00 fee per calendar year can be mailed to Property Manager. A key will be provided to you and there will be no refunds. Please lock electrical box at the charging station after each use. Residents cannot hang power cords off their balconies or use electric plugs in garage. Charging is limited to residents only.
- Grill/Gazebo:** Report Propane needs to a HOA Board member.
- Grill/Balcony:** Bottled gas grills (propane) and electric grills are allowed on balcony but it is critical the grill be turned off after use. **FIRE PITS, CHARCOAL GRILLS, HIBACHIS AND WOOD BURNING GRILLS ARE NOT ALLOWED ON TERRACES/BALCONIES AT AN TIME.**
- Hallways:** The hallway and frame is considered Limited Common Elements. **Do Not** alter your door by piercing its surface of using permanent tape. Non-permanent, removable door hangers should be used. No objects or personal item hung on hallway walls or stored in the halls. No external doormats are allowed on carpeted hall areas.
- HVAC :** Change filters regularly. Check your unit for proper size filter. Further regulations and information is available in the detailed Rules and Regulations and from Property Manager. Have your HVAC air handlers and condensers inspected both in the Spring and Fall. Owners, HVAC technicians, etc. must complete the log sheet located in the 3<sup>rd</sup> floor credenza when accessing the condenser. In addition to being anchored to its wood supports with suitable brackets, each roof top condenser must be secured with two (2) metal tie-down straps, a FEMA recommendation for such condensers located in hurricane-prone areas (FEMA P-424). Screws attaching the brackets and straps should be sized appropriately and straps tightly fitted. The Board plans to inspect condenser tie-down brackets and straps and when they are found to be deficient immediately install new or replacement ones and bill the owner for the cost - up to approximately \$50.
- Insurance (Condo):** Make sure you have proper insurance for your unit.
- Mail:** Please keep your actual mailing address and email address updated with Property Manager. Your mailing address must designate the building and unit number. Without both, your mail will not reach you. Example: format may be D-401 or 401D.

- Master Deed:** TO READ THE COVENANTS AND RULES OF THE MASTER DEED, OWNERS SHOULD SIGN IN AT THE WEBSITE:  
[www.200riverlanding.com](http://www.200riverlanding.com)
- Moving:** Schedule your move in/move out in advance with the Property Manager and provide name of moving company. There is a \$400 move in/move out fee due and payable in advance of your move to 200 River Landing Drive Phase 1. All moves require a person in attendance at lobby when doors are opened.
- SECURITY VIOLATIONS WILL RESULT IN A FINE**
- Noise:** Regretfully, noises in a person's unit are heard by the neighbors below and above. We ask everyone to be mindful of TV or music volume and when entertaining. No loud noise between 11 p.m. and 7:30 a.m. In short please be considerate of your neighbors. Excessive noise that disrupts neighbors is not allowed.
- Parking:** Cars should be parked in designated spots. Eight spots per building are deeded spots and belong to individuals. Do not park golf carts on sidewalk or grassy area. Golf carts are to be parked in a marked parking spot. Boats, jet-skis and trailers are prohibited on the Condominium property. Commercial vehicles are prohibited for long-term parking.
- Pest Control:** Pest control employees will spray your unit quarterly. A unit key must be provided to the Property Manager for access.
- Pets:** Your pet (dog or cat) must be registered with the HOA. All pets are required to be on a leash and controlled by you. Dispose of dog waste in the outdoor disposal stations, located behind building D, end of building F (near gazebo) and to the left of the pool house. Pet fees are \$400 per pet (limit two pets per household and total singly or combined weight, up to 50 lbs.) Aggressive breeds are prohibited. NO potbellied pigs or snakes allowed.
- DO NOT PUT PET WASTE IN THE TRASH CHUTES OR IN THE LOBBIES**
- Pool:** NO CHILD UNDER 16 IS PERMITTED AT THE POOL WITHOUT AN ADULT. NO PETS are permitted in the pool area and NO GLASS ANYWHERE IN THE POOL AREA. CLOSE umbrellas when leaving. Clean up your trash before you leave. Observe the posted DHEC regulations.
- Smoking:** Not permitted in any common areas including lobby, garage, halls, stairwells or pool. If you smoke, dispose of butts correctly and do not throw them off of your balcony or on the grounds surrounding our community.
- Storage Units:** Used for storing personal property to the owner/resident of the condo. **Do Not** store any butane tanks, flammable, noxious, corrosive, hazardous or pollutant materials or any goods in the space that would cause danger or nuisance. Rodents are attracted to cardboard boxes and other items that may provide "nesting". Items stored on top of the storage unit must meet City of Charleston fire clearance – require a 24 inch ceiling clearance and nothing within 18 inches of a sprinkler head.
- Terrace/Balcony:** No object of any type is permitted to be hung on the stucco wall on a terrace/balcony that entails penetrating the stucco. Nothing should ever be hung from the sprinkler heads on the terrace/balcony.
- Trash Chutes:** ALL trash, including kitty litter, must be bagged for disposal. NO COOKING OIL, LIQUIDS OR LOOSE TRASH DOWN THE CHUTES. Red light lockout is usually temporary, due to user on another floor. Report extended red light lockout to Property Manager. Boxes should be broken down (flattened) and put in front of trash room in garage. Residents are responsible for discarding all other items such as TVs, furniture, bedding or all other items that cannot be bagged and fit in the trash chutes.
- Window Treatments:** All window treatments visible from outside the unit shall be white or off-white in color and must be hung as intended. Bed sheets are not allowed.