

# Rose Hill Homeowners Association, Inc.

## Information Handbook and Policies For all owners and tenants

Tom Richey, President  
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Address for correspondence:  
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1017 Tiger Boulevard  
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Rose Hill Villas is a unique community of twenty individually-owned townhomes. It is currently home to a mix of owners and renters including students, CU faculty, families with children and seniors. It is the purpose of the Homeowners Association, of which each owner is a member, to maintain and enhance the reputation of Rose Hill Villas as both a wise investment and a pleasant place to live.

The purpose of this publication is to disseminate the Rules and Regulations of the Rose Hill Homeowners Association to enable Rose Hill to function in an efficient and effective manner. Owners should be aware that these Rules and Regulations shall be part of their lease agreement with renters and to make them aware of the necessity of observing all rules and regulations.

**The Board has the authority to levy fines, damage repair fees, late payment fees and report disorderly behavior, property destruction, littering and the like to the City of Clemson Police for enforcement and will do so as necessary when they apply to the Rules and Regulations.**

We understand certain circumstances may not be covered in the Rules and Regulations. If there are exceptional situations that you would like considered, please contact the Rose Hill Homeowners Association.

### **Rose Hill Homeowners Association Management Contact:**

Email: [info@clemsonhousing.com](mailto:info@clemsonhousing.com)

Phone: 864-654-1000

# Rose Hill

## Rules and Regulations

### Noise and Conduct

- All parties and gatherings must be confined to the inside of the unit or in common areas when said areas are open.
- Noise inside each unit must not disturb occupants of other units. This includes electronic devices such as televisions and audio equipment.
- Any behaviors that interfere with the rights, quiet enjoyment or convenience of other Rose Hill residents are strictly prohibited. The City of Clemson Police will be notified of any violation, in addition to fines which may be assessed by the HOA.
- Kegs in view. Fine \$100.00

### Trash, Recycling, Litter in common areas

*Rose Hill is a green community.*

*Please respect the environment and dispose of trash responsibly!*

- All trash must be placed in designated waste containers (provided by the City of Clemson). Trash must be in tied plastic bags before placing in the waste containers. Mixed recycling bins are provided for your convenience. The City of Clemson provides free collection service for large items by calling 864-653-2053.
- Rose Hill Villas is a litter-free community. Fines for trash or debris \$50.00.
- **Throwing of any trash into any wooded area behind townhomes is strictly prohibited.** Violations will be strictly enforced through citation issued by the City of Clemson Police, in addition to a fine and clean-up fees assessed by the HOA.
- The areas outside of units, porches, steps and common areas of Rose Hill Villas must be kept free of debris at all times. Discarded items, such as furniture, appliances and construction material must be placed in a designated trash pickup area.

### Porches and Garages

- Porch and deck furnishings should be appropriate for outdoor use and properly maintained.
- No trash, beverage containers (coolers, kegs, etc.), or indoor furniture should be placed in public view, on porches or in common areas.
- Seasonal decorations should be removed within 30 days after the holiday.

- Garage areas must be kept neat and garage doors in good repair and painted to match the color of the unit. Garage doors shall be kept closed when not in use.
- The Homeowners Association Board may mandate the removal of specific items that cause a disturbance to other tenants or undermine the value of the property. Fine \$75.00

### **Parking and vehicles on premises**

- Please park in designated parking locations only. This applies to both automobiles and motorcycles. Only vehicles in operating condition with current tags and registration may be parked on the property.
- Residents should park only in spaces immediately in front of their units.
- Guests of residents must park in one of the spaces allotted to that unit or in the designated "Visitor Parking" in the center common parking area. Violators will be towed at owner's expense.
- The following behaviors are prohibited: Double-parking, blocking other vehicles, parking in fire lanes, no parking zones and landscaped areas.
- Boats, trailers, trucks, RVs or any non-automobile may be parked at the unit or in the visitor parking area for up to 3 days. Thereafter, Board approval is necessary to remain on the premises. Vehicles will be towed at the owner's expense. Written permission must be obtained from Foothills Property Management (864-654-1000).

### **Speed Limit**

The speed limit at Rose Hill is 15 MPH. Please be aware that we have families with young children and pets living in our community.

### **Pets**

- Tenants, non-owner residents and guests are NOT allowed to bring pets onto the premises without prior approval from the Board. **For liability and safety reasons, aggressive breeds will not be permitted.**
- Owner-occupants and their guests may have up to two (2) canine or feline pets. No other animals are permitted. Variations of these limits may be submitted to the HOA Board for approval.
- Pets must be maintained on a leash at all times when in the common areas.
- Pet owners are responsible for cleaning up after their pet, either by scooping matter into the woods behind the unit, or by picking up using a plastic bag to be disposed of in the appropriate trash containers.

- Pets are NOT allowed in the pool or pool area at any time. SC Dept. of Health and HOA fines will apply.
- Pet owners are personally responsible for any damages caused by their pets to persons or property and for keeping their pets up to date with shots and vaccinations. The Board may request copies of vaccination records at its discretion.

## Pool

- The pool is for the exclusive use of Rose Hill owners, tenants, and their guest. Rose Hill residents must accompany guests to the pool (*max. two guests per resident*).
- Pool is open from May 1 to September 30, weather permitting. During the open season, pool hours are 9:00 a.m. – 9:00 p.m.
- Pool rules are posted at the pool, and it is the responsibility of each resident to insure that they and their guests comply with the posted rules.

For your convenience, the pool rules are summarized here:

- The following items are NOT ALLOWED in the pool area:
  - Pets
  - Glass
  - Breakable items
- Food and drinks are permitted in the pool area, but NOT in the pool itself.
- The pool area is a ***smoking-free zone***.
- Minor children ages 16 and under MUST be supervised by an adult.
- Noise and conduct regulations contained herein, apply at the pool.

***The Pool privileges of owners and their tenants may be denied for non-payment of Homeowner Association fees, at the discretion of the Board.***

## Financial Responsibility

**The financial viability of our neighborhood depends on the timely payment of fees by every owner.** Homeowners are to fulfill their financial responsibility by remitting the monthly HOA fee by the first of each month.

- Fees received after the 10<sup>th</sup> of the month will be assessed a late fee of \$25.00.
- Fees over 30 days delinquent will be assessed an interest charge of 1.5% per month (18% per year) in addition to the late fee.
- Fees over 60 days delinquent will result in a lien placed on the property, including, but not limited to, the amount of the delinquent fees, late fees, interest and the cost of placing the lien.

- The revocation of pool privileges will apply to any owner and his tenants should a lien be placed on a property.

*No one enjoys collecting fees, but when an owner does not pay, the rest of the neighbors must pick up the deficit through higher fees, special assessments or reduced spending on community upkeep and amenities. Therefore, the above policy will be strictly enforced!*

### **Grills and Fire Safety**

Charcoal grills are prohibited. Gas or electric grills may be used. For safety, all grills should be placed away from building and wooded areas. Grills should be stored away from public view when not in use.

### **Use of Common Facilities**

The Pool and common areas of Rose Hill are for the use of residents and their designated guests only. Guests of residents must be accompanied by the resident when using Rose Hill facilities.

### **Security**

**For immediate security concerns, call 911.**

Non-emergency security concerns should be reported to the Clemson Police Department at 864-624-2000.

Ongoing safety or security issues or suggestions should be made in writing and sent to the HOA Board of Directors via the Board Secretary.

Contacting the HOA should NOT be used for emergency situations.

### **Soliciting**

There will be no solicitation by any person anywhere within Rose Hill Villas for any cause, charity, or any purpose whatsoever, unless specifically authorized by the HOA Board.

### **Complaints**

- All complaints about other residents, guests, common area violations, pets, parking, etc., must be made in writing and sent to the HOA Board of Directors via the Board Secretary.
- Details and names of the offending parties (if known) should be included in the complaint.
- Anonymous phone calls or letters of complaint will not be acted upon. The Board will not share the identities of individuals who make complaints.
- The Board will act on complaints at its discretion.

