

CARRIAGE PLACE RULES AND REGULATIONS
Revised July 8, 2013

In a condominium community such as ours governed by a Master Deed and By-Laws, with common areas available to all residents, certain rules and regulations are required so that all residents and owners may enjoy their homes in a quiet, peaceful, and civil environment.

These Rules and Regulations, duly adopted by your Council of Owners (“Council”), are authorized by the Master Deed and By-Laws governing this condominium regime; and as such, they supplement the requirements of governing documents of the Regime and may be enforced in accordance with those documents.

I. FINES, PENALTIES, AND ASSESSMENTS TO UNIT OWNERS AND TENANTS

If a Unit Owner, his/her Tenant, and/or their guests violates any of the Rules and Regulations as adopted by the Council, the Managing Agent shall notify the Unit Owner and Tenant (if applicable) in writing of said violation. After notice, if the violation is not satisfactorily cured, the sufficiency of the cure to be within the sole discretion of the Board of Directors or the Managing Agent, the Board of Directors may impose on the owner an initial fine of Fifty Dollars (\$50.00) plus a Ten Dollar (\$10.00) per day fine thereafter until the violation is satisfactorily cured. No fine may be imposed upon an Owner for the conduct of others, including tenants or their guests, if the Owner is diligently pursuing a cure of the violation or the eviction of the tenant. Nothing contained herein shall be construed as meaning that the fines and penalties set out in this Section, are the exclusive remedy of the Board of Directors, and the Board may, in its sole discretion, impose the other sanctions set out in these Rules and Regulations as they may be applicable.

II. CRIMINAL ACTIVITY PROHIBITED

- a. No tenant or any member of tenants household, or occupant or guest, or other person under the tenant’s control shall engage in any criminal activity, including drug-related criminal activity, on the premises of Carriage Place, nor shall any tenant or any member of tenant’s household, or occupant or guest, or other person under the tenant’s control commit any act or omission tending to aid or facilitate any criminal activity, including drug-related criminal activity, on the premises of Carriage Place.
- b. No tenant or any member of tenant’s household, or occupant or guest, or other person under the tenant’s control shall permit his or her leased unit to be used for criminal activity, including drug-related activity.

- c. No tenant or any member of tenant's household, or occupant or guest, or other person under the tenant's control shall possess illegal drugs, or engage in the manufacture, sale or distribution of illegal drugs on the premises of Carriage Place.
- d. No tenant or any member of tenant's household, or occupant or guest, or other person under the tenant's control shall engage in acts of violence including, but not limited to, the unlawful discharge of firearms on the premises of Carriage Place.

ANY VIOLATION OF THE ABOVE PROVISIONS SET OUT IN a. THROUGH d. ABOVE SHALL BE CONSIDERED A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF THE TENANCY. The Board of Directors or the Council's Managing Agent or Attorney will place the Unit Owner or his or her authorized agent on written notice when such violations as set out occur, and give the owner fifteen (15) days to initiate eviction proceedings against the offending tenant. Thereafter, if the tenant does not quit the premises and the owner does not initiate eviction proceedings in the time allowed, the Council will take legal action to evict the offending tenant in which case the owner shall be responsible for, and shall be required to pay, a \$500.00 eviction fee and all costs, including attorney's fees, incurred in the eviction process.

III. LEASES

- a. **All prospective tenants at Carriage Place must be approved by the Board of Directors or its Managing Agent prior to occupying a Unit.** The Unit Owner or his/her authorized agent must submit an application for approval for all new tenants to the Managing Agent, and **must sign an Agency Appointment appointing Carriage Place Council of Owners or the Association's Managing Agent the Owner's agent for the limited purpose of enforcing the provisions of Section II of these Rules and Regulations should the Owner fail to do so (a copy of the Agency Appointment is attached hereto on page 13).** The application process will consist of a South Carolina Law Enforcement Division (SLED) background check. The non-refundable fees for this service will be \$25.00 for each adult. An adult is any person 17 years of age or older. The Managing Agent will notify the Unit Owner or his authorized agent in writing as to the decision of the Council on occupancy within 48 hours of receiving the applications or the tenant is approved. A prospective tenant can only be rejected for having a criminal record. An aggrieved owner or prospective tenant may appeal the decision of the Managing Agent to the Board of Directors. The appeal hearing must be held within 10 days of the request or the tenant is approved. The decision of the Board as to occupancy is within its sole discretion and is final. No one will be allowed to move into Carriage Place Condominiums whose application has been denied. **All persons occupying units at Carriage Place in violation of this approval policy shall be subject to immediate eviction by Carriage Place.** Unit Owners or their authorized agents who violate this approval

process, or allow unapproved occupancy of their units shall be responsible for, and shall be required to pay, a \$500.00 eviction fee, together with all costs, including attorney's fees, incurred in the eviction process.

- b. **All leases shall provide the full name and social security number for each and every tenant and occupant of the property.** All leases shall be in writing and shall be for a term of not less than one month. All leases shall provide that tenant shall be bound by, and subject to, the Rules and Regulations of the regime in language substantially complying with the following:

In addition to all the other covenants and conditions of this lease, your tenancy is governed by the Rules and Regulations of Carriage Place Horizontal Property Regime ("Carriage Place"), a copy of said Rules and Regulations are attached hereto and made a part hereof. Should you violate any of these Rules and Regulations, you will be in default under the lease and shall be required to vacate the premises upon notice of said violation.

A copy of the Rules and Regulations shall be attached to every lease and shall be delivered by the Unit owner to the tenant.

- c. If a Unit Owner has leased his Unit, then he shall be deemed to have assigned all of his right to use all Common Elements, including, but not limited to, the swimming pools, and any other common area amenities to his tenant. Without the written permission of the Board of Directors or the Managing Agent, such Unit Owner shall not be entitled to use the Common Elements.
- d. **UNIT OCCUPANCY LIMITATIONS:** The following occupancy limitations have been incorporated into the Carriage Place Condominium Rules & Regulations as of October 1, 2007. The guideline below regulates the maximum number of occupants allowed in the various sized condominiums here at Carriage Place.

Two Bedroom: Maximum of Five (5) Occupants
Three Bedroom: Maximum of Six (6) Occupants

- e. The Unit owner entering into any lease shall **not** be relieved from any of his or her obligations under the Master Deed and By-Laws.

IV. **PARKING AND GROUNDS**

- a. No cars, trucks, motorbikes, etc., shall be driven on sidewalks or grass of the premises. **Fines shall be charged to the Unit Owner, if vendors servicing their respective units violate any parking regulation. The fine for violation of this paragraph shall be a minimum of Fifty (\$50.00) Dollars to the Unit Owner.**

Fines will only be levied after written notification has been given to the owner and or management company.

- b. No vehicle shall be parked in such manner as to impede or prevent ready access to any entrance or exit from any Apartment Building or to any trash dumpsters located throughout the property.
- c. No truck tractor, a semi-trailer having more than two axles, or a trailer having more than two axles will be allowed to park on any portion of the property. This includes any commercial vehicles. If any vehicle is parked in violation of this regulation, it is subject to be towed and/or its owner may be fined.
- d. No automobile, motor vehicle, or wheeled conveyance of any kind required by law to be licensed that is unlicensed, or is displaying an expired or invalid license shall be parked on the property.
- e. No skating or skateboarding will be allowed in the parking areas. The parking areas shall not be used as a playground for motorbikes, skates, skateboards, etc.
- f. The sidewalks, entrances, hallways, stairways, pool decks, common parking, and driveways to the Buildings shall not be obstructed or used for any other purpose except going to and from the Units in the Apartment Buildings. Bicycles and such other vehicles shall not be allowed to obstruct the driveways, sidewalks, entry passages, stairs or halls nor are they to be stored on the balconies or patios.
- g. No mechanical work, oil changes, etc., on vehicles, boats, campers, or trailers is allowed on the property.
- h. The speed limit for the property is 15 mph. For your safety and for the safety of others, this speed limit will be strictly enforced.
- i. All motorized vehicles located on the property shall remain in operable condition at all times. Vehicles must also be currently registered with current license tags.
- j. Washing cars is not permitted on the premises.

V. PETS

- a. Pets are only allowed at Carriage Place when approval has been obtained from Carriage Place's Managing Agent and a One Hundred Dollar (\$100.00) **nonrefundable** fee is paid to Carriage Place. Occupants must keep their pet inside their unit at all times except when on a leash and under occupant's control. Any pet that is deemed a nuisance or annoyance to another residents will not be

permitted to remain at Carriage Place. Occupant is responsible for cleaning up the yard or other common areas after their pets.

- b. Upon execution of the Pet Agreement, Resident agrees to pay a **nonrefundable** pet fee of One Hundred (\$100.00) Dollars to Carriage Place. Resident agrees to pay any additional costs due to damages resulting from the pet's occupancy.
- c. Resident agrees that only the pet described in the Pet Agreement will be permitted to occupy premises. No additional or other pet(s) is/are authorized under this agreement without approval of Managing Agent.
- d. Resident agrees that this pet will be kept inside the apartment or walked on a leash at all times. Pet must be restrained or accompanied by and under control of Resident. Pet may not be tied up and left outside on grounds, and not left on balcony or patios.
- e. Resident agrees that if pet becomes annoying, bothersome, or in any way a nuisance to other Residents or to the property's operation, Resident will immediately upon notice from the Management remove the pet from the premises.
- f. Resident agrees to immediately clean up after pet each and every time pet is walked. A Twenty-Five Dollar (\$25.00) Clean-Up fee will be charged for violations of this paragraph.
- g. Resident agrees that pet will not exceed forty (40) pounds in weight and (18") inches in height when full grown. Resident agrees to immediately remove the pet from the premises should this paragraph be violated.
- h. Feeding of pets is absolutely prohibited in the hallways or any common areas.
- i. **NO EXOTIC PETS ARE ALLOWED.** These include, but are not limited to: snakes, lizards, rodents, spiders, insects, mice, and any others that the Board of Directors may disallow.
- j. No aggressive breeds will be allowed at Carriage Place. Examples of such breeds are Pit Bull, Rottweiler, Doberman, German Shepherd, Boxer, and Chow.

VI. NUISANCES, NOISE, AND DAMAGES

- a. Unit Owners shall not cause or permit any unusual or objectionable noise or odors to be produced inside or to emanate from their Units. This includes loud music from cars or other types of vehicles.
- b. All radios, television sets, phonographs, etc., must be turned down to a level of sound that does not annoy or interfere with other Residents. No band instruments

(saxophone, trumpet, etc.) shall be played on the Condominium property at any time. No music lessons, either vocal or instrumental, shall be permitted on the Condominium property at any time without the written consent of the Managing Agent.

- c. Each Resident is responsible for the behavior of his guest(s) and is responsible for any damage caused by their guests to any portion of the property.
- d. Domestic disputes will not be tolerated. You must have consideration for your neighbors. Any disputes in the common area, unit hallways or within your own unit will be subject to fines, penalties, and/or eviction.
- e. Fireworks are not allowed on the property. Not only are they a noise nuisance they are also a fire hazard. Anyone caught using fireworks on the property will be subject to fines, penalties, eviction and arrest.

VII. BALCONIES

- a. Balconies are strictly prohibited from being used as storage areas. No boxes, bicycles, coolers, extra furniture or the like are permitted on balconies. Balconies must be kept in a neat and orderly fashion.

Any questionable items kept on balcony shall be referred to the Managing Agent for their decision. Those Residents violating these rules and regulations shall be given written notice allowing three (3) days to correct the problem. Fines and penalties shall be charged after the third (3rd) day from the mailing of said notice for non-compliance. This time frame for fines and penalties is in lieu of the time frame referenced in Paragraph I.

- b. No cooking is permitted on the balconies. Personal grills are not allowed on the property. The Fire Marshall and/or the Managing Agent may charge the resident a fine of \$475.00 for a violation with this section.
- c. No towels, laundry, mops, brooms, etc., are permitted on the balconies.
- d. No balcony or patio shall be enclosed, decorated, or covered by any awning or the like without the consent in writing of the Board of Directors.
- e. First compliance violation will result in a letter from Management. The tenant will have 3 calendar days to correct the violation. Owners and/ or Managing Agent will be sent a copy of the letter or email of said offense. Please realize additional compliance violations involving the same violation could result in a daily fine.

VIII. BUILDING APPEARANCE

- a. No portion of the exterior of any Apartment Building shall be decorated or furnished by any Unit Owner in any manner. Nothing shall be projected from any window. No window shall portray any advertisement or promotion.
- b. Window shades, venetian blinds, drapes and other window treatments visible from the exterior of a Unit must be of a design and color in keeping with the décor of the Condominium. The Board of Directors or the Managing Agent shall have the right to require all non-complying window treatments to be replaced by the responsible unit owner. The determination of whether a window treatment is in compliance with this rule shall be made in the sole discretion of the Board of Directors.
- c. No satellite dish, awning, radio or television aerial shall be attached to or hung from the exterior of any Apartment Building. If you choose to have a satellite dish you must have approval from the Managing Agent. Contractors must follow guidelines set by the Managing Agent for installation. You must pay a \$250.00 deposit to the Carriage Place Homeowners Association and provide proof of rental insurance with a minimum of \$25,000.00 policy. No sign, notice, advertisement or illumination shall be inscribed or exposed on any portion of an Apartment Building or the Condominium grounds except as approved in writing by the Board of Directors or the Managing Agent.

IX. REPAIRS AND MAINTENANCE

- a. No work resulting in noise (i.e., drilling, sawing, hammering, and the like) shall be allowed in any Unit, except between 8:30 a.m. and 6:00 p.m. Monday through Saturday, unless in the case of an emergency. Unit Owners shall be liable to the regime for any damage or mess caused by their contractors. Prior to the commencement of any work, Unit Owner shall be required to notify the Management Company in writing the name, address, and phone number of any contractors. Any modifications to an Owner's Unit must be in compliance with the Master Deed and By-Laws.
- b. The Unit Owner shall be responsible for any damages (water or otherwise) caused by the Occupants or Unit Owner which is the result of negligence or the result of water leakage from the water heater, HVAC condensation line, dishwasher, etc. located in such Unit.

ADVISEMENT: The Board of Directors strongly recommend to each Unit Owner to install a catch pan under the water heaters connected by drain pipe in the building. (In most units, if the water heater leaks it goes into the unit below causing serious damage of which the Unit Owner is responsible).

- c. If a Unit Owner fails to maintain and repair his Unit as required herein, the Association may perform such maintenance or repair and assess the Unit Owner for all expenses incurred, together with up to a twenty percent (20%) service charge for the Association's services.

X. OTHER ITEMS

- a. **Loitering** – LOITERING IS NOT ALLOWED ON ANY PORTION OF THE PROPERTY including but not limited to: the hallways, entrance stoops, parking areas, pool area, or courtyards.
- b. **Pest Control** – Carriage Place utilizes the services of an exterminating company. To control pests properly, each Unit needs to be exterminated on a regular basis. Please make your Unit available so we can control the bugs. For the well being of all residents we ask that all units be kept in a clean manner as to avoid any pest problems. If the Managing Agent finds a unit to be a health hazard to other residents or determines that the unclean condition is enhancing the pest problem, any necessary steps will be taken to correct the matter. Any expenses incurred will be the sole responsibility of the occupant and/or the owner.
- c. **Insurance** – Owners and Tenants are encouraged and are responsible for obtaining contents insurance (HO-6 Policy or Renters Insurance as the case may be). The Association's insurance policy does not provide coverage for personal contents, liability (within the unit), or loss of use. Those Owners leasing their Condominium(s) are encouraged to have included in their insurance policies a loss of use provision, which is not covered in the regime's insurance policy, and fire legal liability coverage.

Please refer to your Master Deed and By-Laws for a more specific explanation of coverage's.

- d. **Plumbing Lines** – Please do not pour grease down the sink drains or disposal. Please do not use DRAIN-O or similar products in any of the plumbing lines for these buildings. This includes sinks, disposals, tubs or commodes. Commodes will clog and overflow if overloaded with toilet paper or if paper towels, sanitary napkins, or the like are placed in them. If a maintenance call is required, Residents shall be responsible for and shall pay for any damage or waste resulting from the stoppage in the plumbing pipes as a result of misuse or neglect and shall reimburse the Association on demand for the expense incurred due to waste or the repair or replacement of any such equipment.

- e. **Disposal in Kitchen Sink** – Please be sure to flush the plumbing lines with plenty of water after using (approximately thirty (30) seconds after food is entirely mulched), otherwise a clog will result over a period of time resulting in an expensive service call for which the Occupant will be liable.
- f. **Trash Disposal** – PLEASE DO NOT LITTER. This is your home as well as the home to others. Garbage shall not be left on the ground or floor in the hallways, pool area, sidewalks, parking areas, etc. Eating or drinking is not permitted in the hallways. Household garbage shall be placed in plastic bags, securely tighten, and deposited in the dumpsters and not on the ground around them.
- g. **Keys** – Carriage Place’s Managing Agent shall retain an emergency passkey to each Unit. No Unit Owner shall alter any lock or any other lock modification without the written consent of the Managing Agent. If written consent is given, the Unit Owner agrees to provide the Managing Agent with an additional key to provide access to the Unit. A fine will be enforced for non-compliance (see I.).
- h. The Board of Directors or the Managing Agent, and any other contractor or workman authorized by the Board of Directors or the Managing Agent, may enter any Unit at any reasonable hour for the purpose of (i) inspecting such Unit for any health, maintenance or safety problem or the presence of any vermin, insects or other pests and (ii) taking such measures as may be necessary to correct any such problems, including the extermination of any vermin, insects or other pests.
- i. Any consent or approval given under these Rules and Regulations may be amended or revoked at any time by the Board of Directors.
- j. Unit Owners shall at all times comply with the provisions of the Master Deed establishing Carriage Place and these Rules and Regulations, and shall be responsible for ensuring the compliance of all Occupants, Tenants and Invitees of their respective Units. No Unit Owner shall permit any thing or condition to exist or permit any activity to be undertaken in such Owner’s Unit in violation of the Master Deed, and By-Laws, or these Rules and Regulations. The Association through the Board of Directors is empowered to seek an injunction to enforce these and other use restrictions set out in the Master Deed, including, but not limited to, an injunction to require violators of these restrictions to vacate a Unit.

XI. SWIMMING POOL

a. POOL RULES

Any failure to comply with the following rules shall be considered sufficient cause for barring violators from the use of the pool and/or playground areas and/or eviction if the problem persists.

1. All persons using the pool or pool area do so at their OWN RISK! Sole responsibility for any accident or injury in connection with such use also lies with the Resident.
2. Management will not be responsible for loss or damage to any personal property of any kind.
3. The cost of any damages to Carriage Place property or its associated facilities will be charged to the responsible party.
4. The pool may be closed at any time due to either breakdown or other operational difficulties and at the discretion of Management.
5. Guests of the Residents at the pool will be limited to two at a time and must be accompanied by the Resident.
6. **No one under the age of 17** will be allowed in the pool area without a parent or guardian. The guardian has to be at least the age of 18. Parents or guardians will be held responsible for the actions of their children.
7. No cutoff jeans or unhemmed attire are allowed in the pool area.
8. Food will be allowed on the pool deck as long as care is taken in disposing of trash and unused portions in the trash receptacles provided. This privilege will be revoked at Management's discretion.
9. Absolutely no glass containers of any kind will be allowed within the pool area.
10. These rules are in addition to those posted at the pool and any others as required by DHEC, Department of Health and Environmental Control.
11. No alcoholic beverages will be allowed in the pool area.
12. No throwing of any items in the pool.
13. No pets allowed in the pool area.
14. No bicycles, skateboards, etc., allowed inside the pool gates.
15. No abusive language or conduct will be allowed.
16. No inner tubes, island rafts, etc., allowed in the pools.
17. No horseplay or diving allowed.

18. Do not play with life preservers. These are lifesaving devices, not toys.
19. Radios are permitted, provided the volume is at a reasonable level. This privilege can also be revoked at Management's discretion.
20. There are restrooms located in clubhouse for your convenience. Abuse of these facilities will result in such said person being banned from the pool area.
21. Pool hours are from 8:30 a.m. until 8:00 p.m. unless otherwise posted. Anyone caught within the pool area after these times will be in violation of these Rules and Regulations and will be subject to the referenced fines and penalties.
22. No hard play equipment such as footballs, basketballs, baseballs will be allowed in the pool area at any time due to the potential for injury. However, beachballs are allowed as long as they are used with courtesy (not annoying others).
23. Tenants and their guests must wear the issued wristbands from Management to be allowed in the pool area. Anyone without the issued wristbands may be asked to leave the pool area. If there is a repeat offender, the person in violation will lose their right to use of the pool for the calendar year in which the repeat offense took place.

NOTE: PLEASE DO NOT REMOVE THE ROPES, WHICH GOES ACROSS THE POOL. IT IS A REQUIREMENT OF DHEC. It serves as depth marker as well as a resting point for tiring swimmers. Removal of the ropes, at any time, is a violation of the rules.

We hope to make this pool season the best and safest yet and would appreciate your full cooperation!!

X11. CLUBHOUSE RULES

1. Commercial use of the Clubhouse is forbidden.
2. If the tenant loses their deposit because of a rules violation, then that tenant will lose the right to rent the Clubhouse for one calendar year from original offense.
3. During the weekend at 11:00 pm doors to the Clubhouse are locked, Clubhouse is cleaned, and keys are turned in.
4. During the weekdays at 10:00 pm doors to the Clubhouse are locked, Clubhouse is cleaned, and keys are turned in.
5. Deposit is \$150, which is returned if none of the Rules and Regulations are violated.
6. Rental of the Clubhouse is \$150 and is nonrefundable.
7. Time allowed for renting the Clubhouse is a 4 hour maximum in one calendar day.
8. No alcohol is allowed at the Clubhouse.

REGIME FEES

The purpose of the regime fees is to fund the operation and maintenance of the Homeowners Association. This includes the maintenance and upkeep of all common areas including exterior of buildings, grounds and pool areas. We suggest that all Homeowners review the annual budget that itemizes the various expense and reserve categories to which the regime fees are allocated. The regime fee is due in the office on the first day of each month. If the fees are not received by the 10th of the month, then the account is considered delinquent and the late fee is applied. The Board has set this policy for the protection of all Homeowners and has requested that the Management Company strictly enforce it. The cooperation of all Homeowners in this manner is greatly appreciated.

MANAGEMENT COMPANY

Your regime is being managed by CMM Realty, Inc. The Board of Directors undertakes the physical, financial, and administrative management for the common elements of the property and employs the Management Company.

Carriage Place Office776-7984
Fax.....776-7953

Our mutual aim, in cooperation with the Board of Directors, is toward maximizing the quality of life at Carriage Place and increasing the value of the Homeowner’s Residences.

Office Hours, Monday through Friday 9:00 a.m. to 5:00 p.m. There is a twenty-four (24) hour answering service for after hour calls. For emergencies after hours, please refer to the Emergency Numbers below:

EMERGENCY NUMBERS

Police or Fire.....911
CMM Realty, Inc.....779-1844
SCE&G.....799-9000

Carriage Place

6530 Davidson Road
Columbia, SC 29209
803-776-7984
Fax 803-776-7953
mbrandes@cmmrealty.com

To: Carriage Place Residents
From: Mary Brandes, Property Manager
Date: 11/10/2008
Re: Amendment to Carriage Place Rules and Regulations regarding Bicycles

This First Amendment to the Rules and Regulations for the Carriage Place Council of Owners was approved at the Board Meeting on October 23, 2008. Please attach this to your copy of the Rules and Regulations dated January 1, 2008. The revisions are as follows:

Section VII: Balconies

Residents of Carriage Place will be allowed to keep no more than 2 bicycles on their balcony/patios. They must be kept in a neat and orderly fashion. This applies to bicycles only, not children's Tyco toys or plastic riding toys.

Thank you for your understanding and cooperation as we work together for the improvement of Carriage Place and the quality of life for all owners and residents.

Carriage Place

6530 Davidson Road
Columbia, SC 29209
803-776-7984
Fax 803-776-7953
mbrandes@cmmrealty.com

To: Carriage Place Residents
From: Mary Brandes, Property Manager
Date: 2/26/2009
Re: Amendment to Carriage Place Rules and Regulations regarding
Pet Tags AND Parking Decals

This Second Amendment to the Rules and Regulations for the Carriage Place Council of Owners was approved at the Board Meeting on February 16, 2009. Please attach this to your copy of the Rules and Regulations dated January 1, 2008. The revisions are as follows:

SECTION V: PETS

All pet owners are going to be asked to have the office issue a pet tag so their pet is not only on record with Carriage Place, but so we can identify pets who do not belong on the property or who have not been approved for living at Carriage Place. Any new occupants at Carriage Place will be required to obtain a pet tag within 1 week of moving onto the property.

SECTION IV: PARKING

A letter will be sent to all current residents of Carriage Place to come by the office to receive a parking decal to be displayed in their vehicle on a window. This enables the staff, courtesy officer and the management team to identify cars that belong at Carriage Place and will help identify cars that do not belong on the property.

All new incoming residents will receive a welcome letter and be asked to visit the office within a week of moving to Carriage Place to receive their parking decal.