

# Briargate Condominiums

## Rules & Regulations

Book 2364-389

2019001825 1/9/2019 17:03:47.860 Restrictions

Fee: \$21.00 County Tax: \$0.00 State Tax: \$0.00

2019001825 John T. Hopkins II Richland County R.O.D.

**BRIARGATE RULES AND REGULATIONS**  
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## **BRIARGATE RULES AND REGULATIONS**

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 Board of Directors, 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 Board of Directors, 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 shall 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. 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. LEASES**

- a. All prospective tenants at Briargate must be approved by the Board of Directors or the Managing Agent prior to occupying a Unit. The Unit Owner or his authorized agent must submit an application for approval of all new tenants to the Association's Managing Agent, and must sign an Agency Appointment appointing Briargate Condominium Association, Inc. or the Association's Managing Agent the Owner's agent for the limited purpose of enforcing the provisions of Section VII of these Rules and Regulations should the owner fail or refuse to do so. The application process will include a National background screening check for all adults. An adult is any person 17 years of age or older. The Association's Managing Agent will notify the Unit Owner or his authorized agent in writing as to the decision of the Association on occupancy. The decision of the Association as to occupancy is within its sole discretion and is final. No one will be allowed to move into Briargate Condominiums whose application has been denied.

All persons occupying units at Briargate in violation of this approval policy shall be subject to immediate eviction by Briargate. 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 illegal move in/ eviction fee, together with all costs, including attorney's fees, incurred in the eviction process.

- a. **The lease 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 the tenant shall be bound by, and subject to, the Rules and Regulations of the Association 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 Briargate Condominiums Association, Inc., 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.

- b. 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, tennis courts, club house and laundry rooms 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.
- c. **UNIT OCCUPANCY LIMITATIONS:** The following occupancy limitations have been incorporated into the Briargate Condominium Rules & Regulations as of July 1, 2006. The guideline below regulates the maximum number of occupants allowed in the various sized condominiums here at Briargate.

One Bedroom: Maximum of Two (2) Occupants  
Two Bedrooms: Maximum of Four (4) Occupants  
Three Bedrooms: Maximum of Six (6) Occupants  
Four Bedrooms: Maximum of Eight (8) Occupants

- d. The Unit owner entering into any lease shall not be relieved thereby from any of his or her obligations under the Master Deed and By-Laws.
- e. No resident shall be allowed to use open fire candles (as opposed to simulated, electrical or battery powered candles) in their units, the same being considered fire hazards.

### III. PARKING AND COMMON AREAS

- a. 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 any other vehicle.
- b. No cars, trucks, motorbikes, bicycles, moving trucks/vans, etc., shall be driven on sidewalks or grass of the premises. A fine of \$50.00 plus the cost of repair to irrigation, sprinkler heads, waterlines, etc.... Will be charged to the owner/tenant who requested service. **You MUST notify your tenants, vendors, contractors, and such to remain off of these areas.**
- 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 within our Condominium Complex.  
Commercial vehicles inclusive.
- d. No automobile, motor vehicle, or wheeled conveyance of any kind required by law to be licensed that is unlicensed, shall be parked within our Condominium Complex.
- e. No skating or skateboarding will be allowed in the parking area. The parking area shall not be used as a playground for motorbikes, skates, skateboards, etc.
- f. The sidewalks, entrances, hallways, stairways, pool decks, common parking, and drives of the Apartment Buildings shall not be obstructed or used for any other purpose except going to and from the Units and leased space in the Apartment Building. Bicycles and such other vehicles shall not be allowed to obstruct the driveways, sidewalks, entry passages, stairs or halls.
- g. No mechanical work, oil changes, etc., on vehicles, boats, campers, or trailers is allowed on the Condominium 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.
- k. Anyone using the common areas between the hours of 12:00 am and 7:00 am will be considered loitering and subject to fines and penalties.

**IV. ENTRANCE GATE**

- a. An Access card is required for all residents to gain access to the property. Access cards are issued at the Briargate office to verifiable residents only. There is a \$15.00 charge for each card issued. Briargate Management Office will only issues cards to persons listed on file as a resident in a unit.
- b. A minimum fine of \$250.00 and the cost of damages plus 20% will be charged for damaging, vandalizing, tampering, etc....with the gate or any of its components. This includes but is not limited to removing the gate arms, lifting gate arms, climbing the gate, vandalism to the gate or Guard house, etc..... There will be a \$25 fine for allowing another car access with your card.
- c. Violators will be prosecuted to the fullest extent of the law. There is a NO TOLERANCE POLICY for this action.
- d. The entrance gate is for entering the property only and the exit gate is for exiting the property only. Anyone found going through the wrong gate will be fined and possibly given a four point ticket as the property is under Richland County Jurisdiction. No tailgating or illegal entry through either gate is allowed.
- e. The entry gate may be left open during times of heavy traffic, and the decision to do so is in management's sole discretion.

All rules stipulated in the Access card agreement will be enforced and fines imposed if necessary.

**V. PETS**

- a. Pets are only allowed at Briargate when approval has been obtained from Briargate's Managing Agent and a One Hundred (\$100.00) Dollar nonrefundable fee is secured for Briargate Homeowners Association. Occupants must keep their pet inside at all times except when on a leash and under occupant's control. No pet that is deemed a nuisance or annoyance to any to another occupant will be permitted to remain at Briargate. 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. Resident agrees to pay any additional costs resulting from the pet's occupancy.
- c. Resident agrees that only the pet described and named herein will occupy premises. No additional or different pet is authorized under this agreement without approval of Managing Agent.

- a. 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 in Resident's absence.
- b. Resident agrees that if pet becomes annoying, bothersome, or in any way a nuisance to other Residents or to the apartment operation, Resident will immediately upon notice from the Management remove the pet from the premises or vacate the apartment.
- c. Resident agrees to immediately clean up after pet each and every time pet is walked. A Twenty-Five (\$25.00) Dollar Clean-Up fee will be charged for violations of this paragraph.
- d. Resident agrees that pet will not exceed fifty (50) pounds in weight and twenty (20) inches in height when full grown. Resident agrees to immediately remove the pet from the premises should this paragraph be violated.
- e. Feeding of pets is absolutely prohibited in the breezeways or any common areas.
- f. **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 or Managing Agent may disallow. No **AGGRESSIVE** Breeds will be permitted.
- g. No more than two (2) pets will be allowed in any one unit at Briargate.

**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.

- a. 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.
- b. 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. 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 Briargate, 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 Briargate.
- 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 Briargate.
- 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 Briargate.

**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 Association'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 evict the offending tenant. Thereafter, if the tenant does not quit the premises in the time allowed, the Association 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.

**VIII. 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 (3<sup>rd</sup>) 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 1.

- a. No cooking is permitted on the balconies. Personal grills are not allowed on the property. A fine of \$475.00 may be charged by the fire marshal.
- b. No towels, laundry, mops, brooms, etc., are permitted on the balconies.
- c. No balcony or patio shall be enclosed, decorated, landscaped, or covered by any awning or otherwise without the consent in writing of the Board of Directors.

#### **IX. 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 or the Managing Agent.
- c. No satellite dish, awning, radio or television aerial shall be attached to or hung from the exterior of any Apartment Building or mounted in the ground. 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 Briargate 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.

**X. 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. Owners shall be liable to the Association 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.
- d. Unit Owners shall have the responsibility and bear the expense and maintaining and repairing all air conditioning and heating equipment serving their Units, whether such equipment is located inside or outside their Unit's boundaries. If such equipment is making loud or abusive noise, the Unit Owner shall promptly repair such equipment after receiving notice from Board of Directors or Managing Agent. Unit Owners who contract for any kind of maintenance or repairs services shall instruct those contractors to immediately clean up and dispose of any equipment, materials, or debris. A Fifty (\$50.00) Dollar removal fee shall be charged to Unit Owner if not removed within forty-eight (48) hours of said equipment being placed on any common areas.

**XI. OTHER ITEMS**

- a. **Loitering** -- LOITERING IS NOT ALLOWED ON ANY PORTION OF THE PROPERTY including but not limited to: the hallways, entrance stoops, laundry rooms, parking lots, pool area, courtyards, etc.

a. **Pest Control** – Briargate 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 cleanly manner as to avoid any pest problems. If management finds a unit to be a health hazard to other residents, 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 (includes but not limited to: loss of power, uncleanliness, unattended to pest problems, etc.).

b. **Insurance** –

(1) Each unit owner shall be required to obtain hazard insurance for no less than \$25,000.00 coverage on the contents of his own unit or for each of his units if he owns more than one, as defined or limited in (a)(1) above; and obtain premises liability insurance including fire legal liability coverage with a single limit indemnity of not less than \$500,000.00 covering bodily and personal injury and property damage and shall furnish copies of both policies and certificates of insurance (the certificates to come directly from the agent or carrier) to the Board of Directors or their management designee. Each owner leasing his unit or units to tenants shall require as a condition of rental that the tenant obtain renters insurance providing for premises liability under the same terms as provided herein for owners, and with the same requirements of furnishing copies of the policy and certificates to the Board of Directors or its management designee. Tenant Leases, including any renewals made after the adoption of this Rule must reflect these insurance provisions and provide that failure to comply with the same will be a condition of default, and result in eviction.

(2) Any owner failing to comply with the provisions of subparagraph (1) above shall be penalized \$500.00 which sum shall be due and payable 30 days after notice.

(3) Within 30 days of the assessment of the penalty set out in (2) above, Owners shall be required to furnish proof of compliance with the insurance provisions set out herein, and should they fail to do so, a second penalty of \$500.00 shall be assessed, and so on, for each successive 30 day period of non-compliance until compliance is made.

c. **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.

- a. **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.
- b. **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, tennis courts, sidewalks, parking areas, etc. Eating or drinking is not permitted in the hallways. Garbage from the Units shall be placed in closed plastic bags and deposited in the dumpsters and not on the ground around them.
- c. **Keys** – Briargate's Managing Agent shall retain a pass key to each Unit. No Unit Owner shall alter any lock or any other lock modification without the written consent of the Managing Agent. In case such consent is given, the Unit Owner shall provide the Managing Agent with an additional key to provide access to the Unit. A fine will be enforced for non-compliance (see I.).
- d. The agents of 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 of the day 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.
- e. Non-managed unit owners/landlords must notify Rental Office either verbally or by written notice of consent to release key to anyone other than those listed on the lease or owners residing in unit.
- f. Any consent or approval given under these Rules and Regulations may be amended or repeated at any time by resolution of the Board of Directors.
- g. Unit Owners and/or his/her Tenant shall be subject to such further Rules and Regulations enacted from time to time by the Board of Directors.
- h. Unit Owners shall at all times comply with the provisions of the Declaration Establishing Briargate Condominium Association, Inc., 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 Declaration, 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.

- a. Owners and tenants must keep their units secured at all times, and in furtherance of this requirement, must promptly repair or replace any broken windows, doors, or locks in units that compromise the security of the unit.

## **XII. SWIMMING POOL, TENNIS COURTS, PLAYGROUNDS**

Residents who wish to use the pool facilities must furnish the Briargate Office with a current lease listing all occupants in the unit. Owners must furnish in writing a list of all family members or occupants who reside in the unit to the Briargate office.

### **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 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 Briargate 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 they must be accompanied by said Resident.
6. **No one under the age of 17** will be allowed in the pool area without a parent or guardian that is registered within the Briargate office. 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.

1. These rules are in addition to those posted at the pool and any others as required by DHEC.
2. No alcoholic beverages will be allowed in the pool area.
3. No throwing of any items in the pool.
4. No pets allowed in the pool area.
5. No bicycles, skateboards, etc., allowed inside the pool gates.
6. No abusive language or conduct will be allowed.
7. No inner tubes, island rafts, etc., allowed in the pools.
8. No horseplay or diving allowed. This means no diving off the ladders, pool furniture or volleyball net.
9. Do not play with life preservers. These are lifesaving devices, not toys.
10. Radios are permitted, but may not be played loudly. This privilege can also be revoked at Management's discretion.
11. There are restrooms located at the rear of the pool deck for your Convenience. Abuse of these facilities will result in such said person being banned from the pool area.
12. Pool hours are from 9 a.m. until 9 p.m. unless otherwise posted. Anyone caught within the pool area after these times will be considered trespassing and may be arrested.
13. No hard play equipment such as footballs, basketballs, baseballs will be allowed on the pool deck at any time due to injury. However, beachballs are allowed as long as they are used with courtesy (not annoying others).
14. A Pool Pass is required for entry and must be worn at all times in the pool area.
15. Proper attire is required in accordance with the signage posted at the pool.

**NOTE:** PLEASE DO NOT REMOVE THE ROPES WHICH GO ACROSS EACH POOL. THESE ARE A REQUIREMENT OF DHEC. They serve as depth markers 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!!

**PLAYGROUND RULES**

HOURS: 10:00 a.m. – 10:00 p.m.

1. No one over the age of Twelve (12) is allowed on the play equipment.
2. **PARENTAL SUPERVISION IS REQUIRED.**

**REGIME FEES**

The purposes of the regime fees are to fund the operation and maintenance of the Homeowners Association. Regime fees cover water, sewer, trash collection and extermination. It also covers 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 which itemizes the various expense and reserve categories to which the maintenance 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 15<sup>th</sup> of the month, the account is considered delinquent and a Fifteen Dollar (\$15.00) late fee is applied. The Board has set this policy for the protection of all Homeowners and has requested that it be strictly enforced by the Management Company. The cooperation of all Homeowners in this manner is greatly appreciated.

**MANAGEMENT COMPANY**

Your Homeowner’s Association is being managed by CMM Realty, Inc. The Management Company is employed by the Board of Directors to undertake the physical, financial, and administrative management for the common elements of the property.

Briargate Office .....798-1396  
Fax: 798-7513

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

Office Hours are Monday through Thursday 9:00a.m. to 5:30p.m. Friday 9:00am to 5:00pm. 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  
Briargate Office.....798-1396  
SCE&G.....1-800-251-7234