





## **CALHOUN STREET PROMENADE RULES AND REGULATIONS**

The Calhoun Street Promenade Rules and Regulations were designed to address the day-to-day operations of the residential and commercial property owners, tenants, residents, their families, guests, customers, clients, employees, and visitors in our community to help ensure peace and to preserve the quality of life in the Calhoun Street Promenade. As such, the published rules of conduct listed below must be observed at all times by all aforementioned parties. Violations of these Rules and Regulations may result in written warnings, fines and/or loss of privileges on behalf of residential and business property owners, tenants, and residents. These fines may be incurred in addition to any other remedy available under the governing documents, or any applicable laws.

### **General Responsibility of all Residential and Commercial Property Owners**

It is the understanding of the Calhoun Street Promenade Boards, Management Company, and the Calhoun Street Promenade Property Owners that any/all individual Calhoun Street Promenade Property Owners are at all times responsible for the conduct and behavior of their tenants, family members, guests and employees. Any violation of the following Rules and Regulations by the aforementioned parties shall be considered a violation by the Owner. Additionally, owners and tenants that are parents or guardians are responsible for their minor children.

### **1. Appearance: Architecture, Landscaping, Common Areas**

- a. Each Owner shall keep his or her Unit, Lot or Building in a good state of preservation and cleanliness.
- b. No garments, towels, rugs, mops, clotheslines or similar objects shall be hung from balconies, porches, windows or any outside façade. Window air-conditioning units are prohibited.
- c. It shall be the responsibility of each Owner, tenant, guest, invitee to prevent the accumulation of trash, litter, rubbish, packing crates, pallets, boxes in all areas, both during and after construction, as well as during the operation of any business within the Promenade. Refuse and cigarette containers and trash cans are to be utilized. Owners and tenants utilizing the compactors must keep the area around the compactors clear of debris at all times. Furthermore, Owners and residents are to keep all areas clean and may not become unsightly or unkempt on any Lot or the exterior of any building.
- d. Permanent and temporary forms of signage must be approved in writing by the Association. The installation of the American flag is permitted from balconies and buildings, not to exceed 3' by 4'. Other flags, larger than 18" x 12" must be approved in writing by the Board and Management.

## **2. Deliveries**

- a. Commercial deliveries to businesses within the Calhoun Street Promenade are to be made between the hours of 5:00 AM – 9:30 AM and 2:00 PM – 4:30 PM.

## **3. Illicit Activity**

- a. No unlawful drugs, as defined by local, state, federal laws and/or ordinances, shall be sold or consumed on or in any Calhoun Street Promenade Properties or Common Areas.
- b. The unlawful sale and/or underage consumption of beer, wine, or liquor as defined by local, state, federal laws and/or ordinances, is strictly prohibited in any Calhoun Street Promenade Properties or Common Areas.
- c. The sale or display of pornography, sex paraphernalia, or other sexually explicit material is strictly prohibited in any/all Calhoun Street Promenade properties or common areas.
- d. Any theft occurring within the Calhoun Street Promenade premises should be immediately reported to the local authorities. The Association, the Board of Directors, and Management are not responsible for any lost or stolen items.

## **4. Noise/Quiet Hours - ALL Properties**

- a. Residential and Commercial Property Owners, their tenants, employees, and guests shall at all times operate point-source noise or sound projections (i.e., musical instruments, radios, televisions and amplifiers) in accordance with state or local law. Notwithstanding the foregoing, the playing or performance of music on the premises of any business (indoor or outdoor) operating on the property after 10:00 p.m. or before 9:00 a.m. shall be prohibited, unless approved in advance by the Board in writing. Any violation of this noise restriction shall be a nuisance per se.
- b. With the exception of emergency repairs necessary to prevent damage to other Units or Common Property or Common Elements (e.g. plumbing leak repairs) Interior and exterior construction may not begin prior to 8:00 AM and not go past 5:00 PM Monday through Friday. The hours for construction on Saturdays are 9:00 – 12:00. No interior or exterior construction may take place on Sundays or National Holidays. Free standing commercial buildings may qualify for expanded weekday timeframes for interior and exterior construction projects with consideration given to the potential impact on neighboring residences and businesses and any scheduled Calhoun Street Promenade activities to take place during the specific construction timeframe. Owners of these free-standing commercial businesses must submit a request for these expanded weekly timeframes to the management office. Approval or denial will be tendered to the applicant within 10 days of the request.

## **5. Pet Regulations**

- a. All residents, occupants and visitors to the Promenade must immediately pick up after their dogs. No Owner, tenant or employee may maintain a pet which causes distress to others through barking, biting or damaging of property.

## **6. Riser Room**

- a. Access to the four condominium riser rooms is limited and can only be accessed by an owner or owner's tenant or vendor (with the owner's permission) by signing out the riser room key from the management office.

## **7. Refuse/Trash**

- a. There are two refuse compactors located within the Calhoun Street Promenade, behind 6 and 14 Promenade Street. They are only accessed with an access FOB. Owners and tenants are eligible to obtain FOBS. To obtain one or more FOBS, see the management office for details. The compactor gates are not accessible from Midnight to 6:00 AM. All refuse generated by the Calhoun Street Promenade residential and commercial units must be placed within the compactor. Refuse, cardboard, etc. may never be left on the ground, inside or outside the compactors' fences. Liquid is never allowed to be placed in a compactor. Never leave or insert the following; vehicle batteries, furniture, bicycles, pallets, construction material, paint, electronics, etc. If a compactor is either full, out of order or away to be dumped, please use the other compactor. Live cameras have been installed to deter abuse of the compactor refuse system. Abuse of the compactors and refuse collection systems in the Calhoun Street Promenade may result in fines and / or in the loss of privileges at the secure compactor areas. See fine schedule. Commercial and residential refuse is NOT to be placed in the trash cans throughout the property.

## **8. Safety, Security, and Fire Hazards**

- a. The discharge of firearms, bows and arrows, explosive devices and all other deadly weapons within the Lots and the Common Area is prohibited. The term "firearms" includes "BB" guns, pellet guns, paintball guns and other firearms of all types, regardless of size or caliber.
- b. Use of firecrackers and fireworks of all types is prohibited within the Lots, Condominium Units, rooftops and the Common Area.
- c. Gas, charcoal, or any other open flame grills on balconies are strictly prohibited.
- d. Owners and tenants are not permitted on the roofs of the four condominium buildings without prior notification to and approval from management. The hatches to the roofs must be kept locked.
- e. No owner shall do, or permit to be done, anything that would impair the soundness or safety of the buildings and all occupants; to include using things that create/carry an odor that would be of a noxious or offensive nature.

- f. Owners may not keep flammable, combustible or explosive materials, chemicals or substances, except for normal and customary usage.
- g. The storage of items on the fronts, sides and rears of buildings is prohibited without prior written permission (including construction dumpsters). All areas, such as parking areas, entrances, vestibules, elevators, stairwells, corridors, halls and landings must be kept unobstructed.

#### **9. Vehicles, Golf Carts, Parking, Moving Containers**

- a. Boats, boat trailers, trailers, recreational vehicles, campers, and other non-passenger vehicles, including commercial vehicles, shall not be allowed to park for longer than one-hour, without prior written authorization from the Association.
- b. Moving PODs may be parked in a legal parking space for up to 72-hours with prior permission of management. The location of the POD to be determined in conjunction with management. Construction dumpsters may be placed in one legal parking space, for a period not to exceed two-weeks (14-days), with prior permission from management. The location of the dumpster will be determined in conjunction with management.
- c. Parking spaces in the Calhoun Street Promenade are limited. The available parking spaces are prioritized for residential and commercial owners, clients, customers and patrons of the professional offices, businesses, restaurants and retail shops. Employees of businesses should park in the lots adjacent to the Promenade, provided by the Town of Bluffton to allow more parking for residents, owners, clients and customers.
- d. Businesses and Owners in the Promenade are not permitted to park commercial vehicles overnight in Promenade spaces. Commercial vehicles are defined as vehicles with visible markings, signs, company logos and advertising. Also ladder or equipment racks, box trucks and all vehicles designed for commercial purposes may not park overnight in the Calhoun Street Promenade. Resident Owners and / or Resident Tenants in the Calhoun Street Promenade HPR Residential Units who utilize a company vehicle (sedan or pickup truck only) as their personal vehicle must provide the appropriate information to the Management office and receive a parking pass for their vehicle, which will require annual renewal. Not doing so may result in the vehicle being towed.
- e. Golf carts may not park in parking spaces meant for vehicles. A parking pad for golf carts is available in the St. Joseph Park.
- f. Under no circumstances may a residential unit utilize more than two parking spaces. Vehicles parked within the Calhoun Street Promenade may not be parked in the same space for more than five consecutive days. The only exception is for residents (owners or tenants) who obtain prior approval from management for situations such as vacation travel and then a vehicle may stay parked in the same space for up to 15 days. An exception form marking the exact dates will be provided for placement in the vehicle's windshield.

Vehicles not being moved for a period of five days will be given one 24-hour warning ticket and then will be towed on the sixth day at the vehicle owner's expense.

#### **10. Fine Schedule**

The Board of Directors and the management of the Calhoun Street Promenade has the authority, subject to Section 13 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Calhoun Street Promenade, to issue fines and either temporarily or permanently remove privileges due to violations of the Rules and Regulations.

Failure to cure an on-going violation within the time allotted in the Notice of Violation shall result in a fine of \$100.00/day up to \$1,500.00. All other violations shall be subject to the following fine schedule:

- First Violation – Warning
- Second Violation - \$100 fine (for same offense)
- Third Violation - \$250 fine (for same offense)
- Fourth (and Subsequent Violations for same offense) - \$500 fine

Abuses and Violations related to the use of the Calhoun Street Promenade **Compactors / Refuse Collection Systems** carry the same fine schedule. For fourth and subsequent violations related to the compactors, in addition to the fine, the access to the compactors may be deactivated either temporarily or permanently.

----- 7.31.2023