



**The Barnwell Colony Condominium
Association, Inc.**

1227 Barnwell St., Columbia, South Carolina 29201

Barnwell Colony Home Owners Association

Fines & Violations

Enforcement Date Effective – January 1, 2023

The Barnwell Colony Home Owners Association (HOA) has established the following guidelines and standards in the interest of the HOA and its owners. These measures are intended to ensure the long-term integrity of the property, as well as, the quality of life for all owners, and those whom reside at Barnwell Colony now and in the future.

To receive immediate and up-to-date notifications regarding the property, join “The Barnwell Colony HOA” Facebook page.

Schedule of Fines:

All fines will be assessed, paid and due by the owner of each individual unit. It is the responsibility of all owners to pay these fines by the appropriate due dates as related to the fine in question to avoid additional fines and continued legal action to collect. All violations will be submitted to the owner with a stated amount of time to resolve said violation prior further actions that would include Direct Resolution through the use of William Douglas Property Management Company and associated fine due relative unresolved issue.

- **Initial Notification / Warning**
 - Dated Formal Letter (USPS) This notification will include a detailed description of the violation, including picture, with steps for resolution and time to resolve. This will also include next steps HOA will continue should violation not be resolved.
- **2nd Notification – Fine of \$50.00**
 - If the violation has not been resolved as outlined in the timeframe provided for resolution, the owner will receive a 2nd notice with picture in the same format as the initial including the fine amount due, payment terms, and amount of time to resolve prior to further action as defined in the initial notification and as stated in current notification.
- **3rd Notification – Additional Fine of \$100.00**
 - If the violation has not been resolved as outlined in the timeframe provided for resolution, the owner will receive a 3rd notice with picture in the same format as the initial including the fine amount(s) due, payment terms, and amount of time to resolve



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prior to further action as defined in the initial notification and as stated in current notification.

- **4th Notification – Additional Fine of \$150.00**
 - If the violation has not been resolved as outlined in the timeframe provided for resolution, the owner will receive a 4th notice with picture in the same format as the initial including the fine amount(s) due, payment terms, and amount of time to resolve prior to further action as defined in the initial notification and as stated in current notification.
- **5th AND FINAL NOTIFICATION – Additional Fine of \$250.00 & Legal Action**
 - If the violation has not been resolved as outlined in the timeframe provided for resolution, the owner will receive a 5th and FINAL notice with picture in the same format as the initial including the fine amount(s) due, payment terms, and amount of time to resolve prior to further action as defined in the initial notification and as stated in current notification. At this time, the matter will be turned over for Legal Action.

Guidelines & Violations:

The guidelines set forth are in the interest of the Barnwell Colony HOA and its members. Failure to comply with the proper use of communal areas/shared space under the management of Barnwell Colony HOA as well as complying with the overall community standards as stated will result in associated violations to these guidelines and community standards.

- **Barnwell Colony Common Areas** - Common Space should be utilized with the understanding that it is "Shared / Common" space for the mutual benefit and enjoyment of all Barnwell Colony Association members, owners and tenants. All common space is managed and maintained by Barnwell Colony HOA. At no time should trash, personal items, household items, or any item that was not already in the space, be thrown, or left in this space. This includes, but is not limited to parking lots, space in front of units, space between units, space on back hills and side hills of property. **Cigarette butts should be disposed properly after use. Proper disposal DOES NOT INCLUDE THROWING CIGARETTE BUTTS OFF DECKS INTO AREA BELOW. THIS IS A FIRE HAZARD THAT COULD POSSIBLY BURN DOWN THE PROPERTY.** Because this is a common shared space, if it is found or seen being misused or trashed, please notify Williams Douglas with the person and or unit number of the person misusing or trashing this space. To the benefit of the common use space, if you see trash on the property, pick it up, or notify William Douglas.

1. **Waste Management / Use of Dumpsters** – Trash dumpsters are for the benefit of Barnwell Colony Owners and Tenants. The HOA only budgets for NORMAL every day household trash to be disposed of in dumpsters. The ONLY acceptable items that may



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be disposed of in community dumpsters in limited to normal daily household. All trash must be BAGGED and TIED prior to disposal into the dumpster. All Cardboard must be broken down flat and put inside dumpster. **AT NO TIME IS IT ACCEPTABLE TO LITTER OR THROW TRASH BESIDE OR AROUND DUMPSTER.** To avoid increasing regime fees to include the increased cost of disposal of non-standard household trash, compliance is necessary. All person(s) caught in violation will be IMMEDIATELY fined for this. The fine will equal the cost to the association to remove the non-allowable debris.

2. **Disposing of Non-Standard Daily Household Trash** – All large items for disposal, including not limited to, furniture, fixtures, mattresses, box springs, stove, refrigerators, freezers, HVAC system, toilets, showers, sinks, construction materials, or anything that may not be considered "Normal Daily Household Trash" **Must be disposed of OFFSITE, at the local City of Columbia recycling center or Richland County landfill.** All violators will be fined for the violation. The fine will equal the cost to the association to remove the non-allowable debris.
3. **External On-Site Water Sources / Use of Spigots** - At no point in time should any owner/tenant attach a hose to any water access source on the Barnwell Colony property. Outside/External water sources are not intended for community use outside of access to irrigation for Barnwell Colony Landscaping as needed. This is intended to avoid continuous use of excess water, and to avoid water flow from being left on or not fully closed after use. Improper use of these items could potentially increase HOA regime fees if the City of Columbia Water Bill is not held to current budget amounts. All person(s) caught in violation will be IMMEDIATELY fined for this.
4. **Washing Cars or Car Repair** – Washing cars at Barnwell Colony is NOT ALLOWED, as this would include exterior water utilization. Broken down vehicles are not permitted to be worked on in Barnwell Colony Parking Lots. All broken or untagged vehicles will be towed at the owner's expense. All person(s) caught in violation will be IMMEDIATELY fined for this.
5. **Parking / Towing** – Each unit is allotted 1 Parking space. Only vehicles with current year decals or owner hang tags are permitted to park in Barnwell Colony parking lots.

Registration is due each year by September 1 at William Douglas' office (except for owners who have hang tags). William Douglas' office is located at 1722 Main Street, Suite 150, Columbia, SC 29201 and the phone number is 803-758-1066. An email will be sent out to all owners letting them know the registration period has opened and to provide this information to their tenants.



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The below Information is required for registration:

Vehicle information (Make, Model, Year)

Tag number

Copy of the driver's license.

*Tenants must also provide a copy of their current lease.

During each registration period, the following colors will be provided:

2021 – 2022: Lime Green and Black

2022 – 2023: Red and Black

2023 – 2024: Blue and Black

2024 – 2025: White and Black

All vehicles parked in the Barnwell Colony parking lots should have their BC decal **on the back left corner of the rear window** or hang tags hanging from the rear-view mirror.

1 decal is provided to each tenant per lease period at no cost and replacements are \$10 each. All cars parked in Barnwell Colony parking spots that **DO NOT have a current** BC decal or owner hang tag displayed after September 1 will be towed at vehicle owner's expense by City Garage.

All parking is front end in only (i.e., no backing in).

6. **Outside Grills / Firepits** – OUTSIDE GRILLS / FIRE PITS ARE NOT permitted on Barnwell Colony Premises at any time. Due to the size and structure of the Barnwell Colony Condominium Association and the City of Columbia Fire Marshall, all outside grills are prohibited due to potential fire hazard. Any grills seen on premises will be removed at the owner's expense and the owner will be fined.
7. **Bikes / Transportation Items** – Bikes are only permitted to be stored in the community bike rack, within the condo unit or in the assigned parking space (not visitor space). Bikes and/or transportation related items **MAY NOT BE STORED IN COMMON AREAS**, including but not limited to railings, walkways, paths or any other visible location on the property. All bike violations will result in immediate removal of the bike at the owner's expense and fined.
8. **Landscaping / Gardens** - All common areas are under the supervision of the Barnwell Colony Homeowners Association Landscaping committee and all common areas are Landscaped and planned by this committee. No gardens may be planted in common association areas. All individual owners/tenants may be allowed to have **NO MORE THAN 5 "potted"** plants within the confines of their units shared outdoor space for



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either decorative plants, or plants generally found in gardens for food consumption. Garden supplies, gardening material, and/or any unused pots cannot be stacked or gathered on front porch unless they are neatly stored in an approved outdoor container.

9. **Shared Common Area Patio/Deck Space** - All "Flat" patio space and "Townhouse" Deck space included in Barnwell Colony Common space. **These areas must be kept clean, tidy and free of trash/clutter and debris at all time.** All "Flat"/"Townhouses" Patio and Deck space may elect to have a limited amount of OUTDOOR furniture on the patio or deck space. These items are limited to items that will fit into the space without presenting a "Fire Hazard". Approved items are "small" bistro size table with a maximum of 2 chairs. Rocking Chairs (Max 2) are approved. All other items of furniture that wish to be added must be approved by Barnwell Colony HOA and William Douglas. If you are concerned about whether any furniture and/or size of furniture will pose a problem or fire hazard, please contact William Douglas to get approval of said furniture prior to placement. Barnwell Colony HOA has the sole discretion of approved furniture that may be placed in exterior patio/deck space as this still falls under "common area". If HOA determines any furniture does not meet proper specifications for use in Patio/Deck space, the owner/tenant will be notified and provided 3 days to remove said furniture. If items are not removed within 3 days, the HOA as the right to remove said items and properly dispose. Owner/Tenant will be fined and charged for the cost of removal.
10. **Utility / Cable / Internet Lines** - TV, internet and cable lines must be hidden and tucked underneath the siding and corner pieces not just dropped down the side of the building. This MUST BE told to all installers. All owners found in violation of this must have this fixed. Failure to comply will result in resolution of the issue at the owner's expense and fine.
11. **Satellite Dish/Antennas/telecommunication Equipment** - Satellite Dishes, Antennas, or any other external attachment (including, but not limited to, security cameras, video doorbells and key lockboxes) to the exterior of a unit is **NOT ALLOWED AND STRICTLY PROHIBITED unless the owner receives prior written approval from the Barnwell Colony Board of Directors.** All violations will result in a fine until the owner removes it and fixes any building damage at their expense.
12. **Pets in Common Area** - Pets are welcome at Barnwell Colony Having pets in each unit is up to the sole discretion of the unit owner. Pets must be restrained and supervised when in the common areas. Feeding is only allowed inside your unit. The ONLY acceptable place for pets to use the bathroom outside is between the STREET Side Walk next to the road and the shrubs leading towards Barnwell Colony Parking lots. All animal waste should be picked up, bagged and properly disposed of. All



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owners/tenants who do not follow this protocol should be reported to William Douglas including the unit number. All person(s) caught in violation will be IMMEDIATELY fined for this.

13. **Noise disturbance** - All noise disturbances should be reported immediately by calling 911, then notifying William Douglas of the noise complaint and unit number that day or the following business day. First offense will be a warning, all subsequent offenses will be fined.
14. **Mailbox repair** - Mailboxes will be maintained by Barnwell Colony HOA. If a key is lost to the mailbox, please contact USPS.
15. **Building Exterior** - Barnwell Colony HOA will remain responsible for the appearance of front unit doors and shutters (excluding storm doors that have been added). Barnwell Colony HOA will do necessary maintenance on these items to ensure they remain in good standing limited to shutter replacement if need be and painting. Barnwell Colony HOA will not replace doors, and any door that needs to be replaced will be at the owner's expense. Barnwell Colony HOA will paint any new door to ensure it matches the existing color scheme for Barnwell HOA. Exterior siding will be maintained by Barnwell Colony HOA.
16. **Exterior Window Screens** - It is the responsibility of the Owner to ensure all exterior window screens are attached to ALL windows on unit. All screens must be in good standing with no signs of holes or damage. Owners with Damaged or Missing screens will be notified and will have 7 days to remove and/or replace screens during that time. If after 7 days the screens have not been replaced and the property management company been notified in writing, a fine will be assessed to the owner's account until the screen has been replaced.
17. **Window AC Units** - Window A/C units of any kind are prohibited. Upon notification of violation, owner has 7 days to remove. If unit is not removed owner will be fined daily until window unit is removed.
18. **Blinds / Window Treatments** - All blinds must be 1-2" standard horizontal and in proper working order. This will keep a consistent exterior appearance. All blinds must be in one piece and there should be no visual signs of broken segments. Any window treatment must be white in color from the outside. Standard Blinds, Drapes, Valances, and window treatments are acceptable in windows. Draping Sheets, aluminum backs panels, cardboard, or any other non-standard window treatment is prohibited. Any unsightly appearance of blinds or window treatments will be notified to owner and given 7 days to resolve. If items are not resolved within 7 days, the owner/tenant will be fined daily until items have been resolved, removed, or addressed.