



The Barnwell Colony Condominium Association, Inc.

1227 Barnwell St., Columbia, South Carolina 29201

Barnwell Colony Home Owners Association Fines & Violations

Enforcement Date Effective – September 15th, 2017

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.

In order to help these guidelines be effective for best use, Barnwell Colony HOA will be offering a \$10.00 regime credit, once monthly per unit, to the first homeowner to send a picture of any violation they see with a description of the violation and the offending unit number. Once William Douglas is able to confirm the violation in question a response will be sent to the originating party to confirm received and approval of \$10 regime credit for month for reporting a confirmed violation. Send ALL violations direct to mmcdonald@wmdouglas.com

Barnwell Colony HOA will be installing security measures on-site to help ensure the safety of all those residing at Barnwell Colony. This installation will also help ensure the proper utility of common areas.

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) / Email Notification – 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



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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 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 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.



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- 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 in dumpsters. The ONLY acceptable items that may be disposed in community dumpsters is 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.
- 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 and charged daily until the items for disposal are removed OFFSITE to the appropriate site of disposal.
- 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 to be left on or not fully closed after use. Improper use of these items could potentially increase HOA regime fees if 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 owner's expense. All person(s) caught in violation will be IMMEDIATELY fined for this.
- 5. Parking / Towing** - Each owner/tenant is allotted 1 Parking space per unit. Only Barnwell colony owners and guest visiting Barnwell Colony are permitted to park in Barnwell Colony Parking Lots. All owner/tenants are required to keep BC sticker in view on vehicle at all times. Sticker are provided by William Douglas if you do not have one. 2 are provided to all New Owners / New Tenants, and replacements are \$10 each for lost or missing stickers. All cars parked in numbers spots that DO NOT have BC



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Sticker will be towed at owner's expense to Columbia City Garage or designated facility by the towing company. All cars parked at Barnwell Colony should be registered and on file with William Douglas Management including: **License plate information with current tag and registration or it will be towed and owner will be fined.**

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 and/or transportation related items MAY NOT BE STORED IN COMMON AREA. Bikes MAY NOT BE attached (locked) to the following, including but not limited to: railings, walkways, or paths on Barnwell Colony community property. If bikes are stored outside, they are only permitted to be attached or parked to Community Bike Rack. Bikes are not permitted to be stored in any other visible location on the property. Bikes may be stored inside Condo Unit, Assigned Parking space (not visitor spots) or Bike Rack ONLY. All bike violations will result in immediate removal of the bike at owner's expense and fined.
8. **Landscaping / Gardens** - All common areas are under the supervision of the Barnwell Colony Home Owners 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 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 gather 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



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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 Dish's, Antennas, or any other external attachment to the exterior of a unit is **NOT ALLOWED AND STRICTLY PROHIBITED**. All owners must first contact William Douglas, prior to any installation done that will impact the building structure or common area, in any way, shape, or form. All violations will be removed, at the owner's expense and fined.
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. 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 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** - Mailbox's will be maintained by Barnwell Colony HOA. **Except for replacement of locks and keys.**
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



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owner/tenant expense. Barnwell Colony HOA will paint any new door to ensure it matching 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/Tenant 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/Tenants with Damaged or Missing screens will be notified and will have 3 days to remove and/or replace screens during that time. If after 3 days the screens have not been replaced, Barnwell Colony HOA will remove and/or replace said screens and will fine the owner/tenant and charge the owner/tenant for the cost of removal and/or replacement. Should the owner/tenant wish to have William Douglas remove and or replace said items after notification of infraction, William Douglas can arrange for someone to remove and/or replace at a set cost to the owner/tenant without fine, if requested during the 3-day replacement period post notification.
17. **Window AC Units** - Window A/C units of any kind are prohibited. Upon notification of violation, owner has 3 days to remove. If unit is not removed owner will be fined daily until window unit is removed.
18. **Blinds / Window Treatments** - All blinds and window treatments must be 1-2" standard horizontal **white in color 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. Standard Blinds, Drapes, Valances, and window treatments are acceptable in windows; **HOWEVER, ONLY WHITE BLINDS SHOULD BE VISIBLE FROM THE OUTSIDE.** 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 and given 3 days to resolve. If items are not resolved within 3 days, the owner/tenant will be fined daily until items have been resolved, removed, or addressed.