

**ANCHOR POINT HOMEOWNERS ASSOCIATION
ANCHOR POINT BOARD of DIRECTORS
37 ANCHOR POINT
ANDERSON, S.C. 29625**

TO: Anderson Association of Realtors
(to include all owners, brokers and agents)

05-May-2008

FROM: Anchor Point Board of Directors

Due to recent security issues and safety concerns expressed by the homeowners of Anchor Point, the Board would like to pass this information along to all whom it may concern.

1. **NO** gate codes are to be shared with anyone who may present themselves as a prospective buyer of any units which may be for sale. Do not give out codes to anyone over the phone.
2. **ALL** units which are listed for sale may be shown by appointment only and with a licensed real estate agent.
3. As outlined in the Master Deed and the Rules and Regulations of Anchor Point, no signs of any type may be placed anywhere within the common elements on the grounds of Anchor Point.
4. It is very important that every interested party be made aware, that after being voted and unanimously passed by the association, **NO** unit may be purchased or represented for the purpose of a rental property. **ALL** units are for single family homeowner dwellings only.
5. It is the real estate agents responsibility to make all prospective buyers aware of the Rules and Regulations of Anchor Point.

Respectively submitted,
The Board of Directors
37 Anchor Point
Anderson, S.C. 29625

ANCHOR POINT HOMEOWNER'S ASSOCIATION

Rules & Regulations

1. MAINTENANCE FEES: Maintenance fees are due on the 1st of each month. After the 15th a late fee of \$25.00 can be assessed. If you wish to pay several months at one time, please pay in advance, not in arrears.

Initials _____

2. COMMUNITY DUMPSTER: Only household garbage may be put into the dumpster. Any yard trash, such as grass clippings, tree or shrubbery trimmings must **not** be put into the dumpster. **All** cardboard boxes must be broken down flat. There is a County Portable Land Fill on Echo Circle. **Directions: Hwy.24 toward Anderson, Left at Station's Diner, Go past King David Church, Take 1st right onto Echo Circle, Land Fill is on the right.**

Initials _____

3. PARKING: Each unit is assigned (2) two parking spaces. Please ask your guests to use the designated **visitor's** spaces nearest your building. If you have a large number of guests, please ask your neighbors if you may use their empty parking spaces or ask the Board of Directors about parking. In addition no commercial vehicles are allowed due to the excessive wear to the asphalt. **Initials** _____

Please do not park in the "NO PARKING" at the walkway to the dock, there is a handicap ramp there that must be kept clear. **Initials** _____

4. DOCK PARKING: The Corps of Engineers allows 24 hour only parking at the Courtesy Dock. This is for the Unit Owners and/or their guests. Please do not park your boat at the Courtesy Dock for more than 24 hours at a time. The Corp will fine Anchor Point and this fine will be passed on to the Unit Owner. **Initials** _____

5. BOATS/TRAILERS: Boats and/or trailers may only be parked in the parking lot for up to 72 hours. This is for repairs and for clean-up only. **Initials** _____

6. PETS: Please walk your pets (**Dogs, Cats, est....**) on a leash away from the front of buildings, in accordance with the Anderson County Leash Law. Be courteous of your neighbors and remember that a pet scooper is intended for the pet owner, not your neighbors. No pet houses or pet cages to be stored outside of units. **Initials** _____

Please do not encourage stray animals. If your must adopt them, please be responsible and have them spayed or neutered, and see that they have the appropriate shots. Again, All pets must either be on a leash, carried or properly attended. **Initials** _____

Please do not feed the geese from patios, decks, or balconies. This causes a serious problem at our back doors. If you wish to feed the geese please do so at the waters edge. **Initials** _____

7. GOLF CARTS: Please use normal driving rules while driving your golf cart. Also make a point to not damage our landscape, epically Corps Line Property as the U. S. Army Corps of Engineers do not allow golf carts on Corps Property. **(Lets not draw unnecessary attention.)**

Golf carts are not toys and should only be driven by a responsible person, for everyone's safety. **Initials** _____

8. Yards and Grounds: Please keep the sidewalks and grounds picked up. Do not leave hoses, yard equipment, bikes, toys, etc... on the ground where others might trip over them. **Initials** _____

9. SWIMMING: Please do not allow children to play or swim at the shoreline or from the dock without adult supervision. Have them wear a life vest or have a flotation device at the ready. **Initials** _____

10. RENTERS: Homeowners who rent their Units are responsible for advising their renter of the Rules & Regulations. Please give your renters a copy. **Initials** _____

11. Cable TV and Satellites: All new installations and any cable rewire work must be presented to the Board of Directors for approval before the work is done. The reason for this, in many cases, contractors have drilled holes thru the exterior siding for the coaxial cable with no means to keep rain from entering the wall and causing rot damage. A repair for this type of rot damage can be very costly.

If a homeowner, without Board approval, allows anyone to install any coaxial cable or other wiring thru the exterior siding incorrectly, the homeowner will be held responsible for any repairs due to the incorrect installation. **Simply contact any Board member for assistance.** **Initials** _____

12. No signs, advertisements, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the outside or inside of the premises or building without prior written approval of the Board of Directors. *Initials* _____

Thank You for Your Cooperation,

Anchor Point Homeowners Association

I hereby certify by my initials and signature that I have read and understand each line item of the Rules and Regulations of Anchor Point and also understand that fines may be levied for violations.

Resident

Date

Resident

Date

Resident

Date

RULES & REGULATIONS FROM THE MASTER DEED

1. The Board of Directors may levy fines not to exceed \$100.00 for willful or flagrant violations of the Mast Deed or the Rules of the Association.

Initials _____

2. No nuisance or annoyance to the residents is allowed which will interfere with the peaceful possession and proper use of a Unit or use of the General and/or Limited Common Elements. *Initials* _____

3. No Unit Owner may do anything which increases the rate of insurance on a Unit or Units. *Initials* _____

4. No immoral, improper, offensive or unlawful use of a Unit or the General and/or Limited Common Element is permitted. *Initials* _____

5. No "For Sale" or "For Rent" or any other signs may be displayed. No antennas may be erected. *Initials* _____

6. No obstruction of walkways or parking areas is allowed.

Initials _____

7. No awnings or other projections shall be attached to the outside walls of a Unit without Association's permission. *Initials* _____

8. Nothing may be hung from windows or balconies, nor may anything be allowed to fall from windows or balconies. Examples...Towels, cloths, life vest. *Initials* _____

9. No outside garbage cans are allowed except as approved by the Board of Directors. *Initials* _____

10. No alterations, decorations, or replacements may be made to the exterior of Unit or to the General and/or Limited Common Elements without Association's permission. Any contractors must be Association approved.

Initials _____

11. A Unit Owner must allow the Board of Directors admittance to any Unit in case of emergency or circumstances which threaten other Units or the General and/or Limited Common Elements. *Initials* _____

officers of the animal control department and animal shelter shall meet the qualifications for commissioning and be commissioned by the county council.

(b) The county animal control department has the primary administrative and enforcement responsibility for the provisions of this division. The county animal control department is headed by the county regulatory compliance officer, and includes those county employees charged with the enforcement of this division who come under the direction and authority of that official, including but not limited to all county animal control officers who are employees of the county animal shelter. All employees of the county animal control department shall be employed through the office of the county administrator. Each employee shall have the same authority to enforce the provisions of this division as granted to the rabies control officer pursuant to S.C. Code 1976, § 47-5-10 et seq., once commissioned by the county council as a code enforcement officer.

(c) The county animal control department, including employees of the county animal shelter or their designees, have the full authority and power to implement, administer and enforce this division and to obtain the cooperation and assistance of other law enforcement agencies, including but not limited to the county health department, the county sheriff's office, the county magistrates, and other commissioned officers of the county, when necessary to carry out the provisions of this division, including but not limited to investigation, classification, notification, impoundment and citation or summons or warrant action pursuant to this division.

(Ord. No. 374, § II, 4-20-93)

Sec. 42-118. Applicability of Rabies Control Act.

The provisions of S.C. Code 1976, § 47-5-10 et seq., commonly known as the Rabies Control Act are hereby adopted in their entirety, as the same may be from time to time amended, as an integral part of this division, except insofar as the provisions of such act may conflict with or be less restrictive than the provisions of this division.

(Ord. No. 374, § III, 4-20-93)

Sec. 42-119. Obligations and violations.

(a) The owner of every animal or pet within the county shall keep such animal or pet under reasonable control and restraint at all times.

(b) Every female pet in season (in heat) shall be kept confined in a building or secure enclosure or in a veterinary hospital or boarding kennel or shall be treated in such a manner so as not to create a nuisance by attracting other pets.

(c) It shall be unlawful for any owner or keeper of any animal or pet, or any other person, where applicable, to:

(1) Not keep such animal or pet under reasonable control or restraint at all times, or allow such animal or pet to run at large off of property owned, rented, or controlled by such owner. This provision shall not apply to any hunting or working dog while actually engaged in any hunting or training or working exercises, so long as such dog does not do injury to persons or other domestic animals or pets or livestock.

(2) Release or take out of impoundment without proper authority any animal or pet.

(3) Allow their animal or pet to become a nuisance.

(4) Interfere with, hinder, or molest any animal control officer or designee in the performance of any duty authorized by this division.