

RULES AND REGULATIONS
BERGEN PLACE HOMEOWNERS ASSOCIATION, INC.
Incorporated Under the Laws of the State of South Carolina

RULES AND REGULATIONS FOR BERGEN PLACE HOMEOWNERS
ASSOCIATION, INC.

Rule 1. **PARKING:** Parking in the street is limited to social occasions and short term visitors and shall be “curb only” parking. No parking is allowed so as to impede other owners from accessing their own property. Motor boats, motor homes (“hobby vehicles” not over 25 feet in length), etc. must be parked in a closed garage at all times. Special permission from the ACC and all owners of adjoining lots must be obtained to park such vehicles in an owner’s backyard. Any such vehicle parked in the rear yard of a Lot must not be readily visible from the streets.

Rule 2. **NO TREE REMOVAL WITHOUT PERMISSION:** Removal of trees of eight inches or more in diameter must be approved by the ACC.

Rule 3. **NO DAMMING OF STREAMS:** No owner shall cause interference with any creek, stream, lake or pond belonging to the Association.

Rule 4. **GARAGE DOORS:** Garages must have operational doors and shall be kept closed except when the garage is in use. Open air carports are forbidden on any lot.

Rule 5. **HOBBIES:** No vehicle or other mechanical device shall be assembled or disassembled on any Lot. No hobby equipment such as basketball hoops, trampolines, etc. shall be located where it is visible from any street unless approved by the ACC.

Rule 6. **PAYMENT OF ASSESSMENTS IS MANDATORY:** Payment of dues and assessments is mandatory and shall be levied by the Board of Directors. The Board of Directors is responsible for levying annual dues and/or special assessments. Annual dues are to be paid by March 31st of each year. Dues may be paid by personal check, money order or electronically. Unpaid assessments are a lien upon the property.

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Rule 7. **LATE FEES:** Annual assessments are due on the 1st day of March and are considered late if not paid by the 31st day of March. Unpaid dues/assessments will incur late fees of \$25.00 per month until paid in full.

Rule 8. **MEMBERSHIP AND RIGHTS:** Membership in the Association is mandatory and ownership of a fee simple or an undivided fee simple interest in a Lot in Bergen Place Association is the only requirement for membership. Membership rights, however, are contingent upon the payment of all assessments and dues levied by the Association. Assessments are the obligation of the Owner and become a lien upon the property. No member may exercise voting rights in any meeting of the Association unless that Owner is in good standing with assessments and dues (assessments and dues must be paid up to date and no outstanding balance exist on Member's account).

Rule 9. **FINES:** If a homeowner, or his/her tenants, is in violation of the governing documents of Bergen Place, a warning with ample time allowed for the violation to be corrected, will be issued. If not corrected, the homeowner will be fined. The fine for any violation will be \$50.00. Unpaid fines will become a lien on the property.

Rule 10. **LEASING REGULATIONS:** Should a homeowner in Bergen Place lease his/her property to another individual, it shall become the responsibility of the Owner to disclose to the tenant that there are Covenants and Restrictions that govern the activity in the Association. Owners shall provide the Tenant a copy of the governing documents of Bergen Place. Owners should include a paragraph in their leasing document requiring tenants to abide by the government of the association. The Owners shall be held responsible for resolution of violations of the governing documents by their tenants.

Rule 11. **COMMON AREAS:** Common areas of the Association (front entrance, islands, etc.) are not to be used to park vehicles, holding yard sales, or for the sale of any type of property. Permission of the Board of Directors must be obtained for any use of the common property.

Rule 12: **GARBAGE COLLECTION:** Garbage cans must be removed from the street when emptied. All garbage containers must be maintained in screened areas concealing them from streets and adjacent properties. Plans for screened areas must be approved by the ACC before construction.

Rule 13: SATELLITE DISHES: Should a Property Owner elect to use a satellite dish company for television reception, the dish shall be located in the rear of the property. No satellite dishes are allowed on the roof or on any portion of the Lot so as to be seen from the street.

Rule 14: YARD WASTE: Yard waste shall be properly disposed of. No grass clippings, dead shrubbery, limbs, etc. will be allowed to remain on the property. All debris must be bagged and removed from the property within a reasonable time.

Rule 15. GROUNDS: *Owners are responsible for their own front and back yards and shall keep the grounds of his/her property in neat and clean order.* Maintenance of ground cover is the responsibility of the Owner. If any owner fails to keep his/her Lot in proper manner, the Association may have such maintenance performed and shall levy the owner for payment of costs.

Rule 16. MAINTENANCE: All owners are responsible for the upkeep and maintenance of the exterior of the property. No owner shall delay the maintenance of a structure so that it becomes an eyesore for the neighborhood. This shall include, but not be limited to, repair of the roof, shutters, driveways and walks, mail boxes, and/or fences. All maintenance of the property shall be done in a timely manner and is the responsibility of the owner.

Rule 17: POWER OF ENFORCEMENT: Bragg & Associates has the authority granted by the governing documents of the Association and the Board of Directors of Bergen Place Association, Inc. to enforce these Rules and Regulations. Upon the first violation, a written reminder/warning will be given. If not remedied, Bragg & Associates has the authority to fine the violator. All remedies that apply to collecting assessments shall also apply to the collection of fines. The fine for any violation of the Covenants, Conditions and Restriction, By-Laws, and/or the Rules and Regulations shall be \$50.00. If fine is paid and said violation is still not corrected, association privileges can be suspended and additional \$50 fines can be imposed every month until the said violation is remedied. Unpaid fines become a lien upon the property just as unpaid annual assessments, late fees, or a special assessment and will result in the filing of a lien against the homeowner's property. If a lien is filed and payment is still not made, a claim will be filed in the Magistrate's Court of Aiken County to collect the amount due including legal fees and any associated court costs. Should the Court


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grant a judgment against the homeowner, a proceeding to garnish wages could be the result of said judgment.

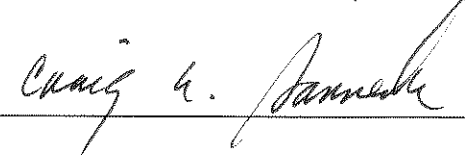
These Rules and Regulations are based on the Declaration of Protective Covenants providing for Bergen Place Association, Inc.

The Rules and Regulations serve to interpret and compliment the governing documents of the Homeowners Association and not to render them void. If these rules are modified for any reason, notice will be given to all members. Rules will not be modified without notification.

Adopted by the Board of Directors this 1st day of FEBRUARY, 2011.



President 2/1/11



Craig A. Pannell ACC CHAIRMAN