

Rules and Regulations

University Terrace Condos

The following Rules and Regulations have been put in place by your Board of Directors to make living at University Terrace safe and comfortable for every resident. Failure to comply with these Rules and Regulations may result in the following:

First Offense- Violation Warning Letter

Second Offense - \$50.00 Fine

Third Offense- \$100.00 Fine

Additional Offense- \$100.00 per occurrence

1. Common Areas shall not be obstructed nor used any other purpose other than ingress and egress to and for the Condos. No Carts, bicycles, strollers, chairs or tables shall be stored there. Bike racks are provided for storage of bikes. Items found in these areas may be removed by the Management Company or Board of Directors without notice.
2. Personal property, including furniture and coolers shall be stored in your respective unit.
3. All trash must be placed in the dumpster provided.
4. Toilets and other plumbing shall not be used for any other purpose other than those for which they are constructed.
5. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or the common areas.
6. No awnings canopies, shutter, screens, glass enclosures or projections shall be attached to the outside walls, doors, windows, roof or other portion of the building or common areas.
7. No unit shall have any aluminum foil placed in any window or glass door, or any reflective substance placed on any glass.
8. No resident shall make or permit any disturbing noises in the buildings or common areas that disturbs his or her neighbors.
9. No radio, Tv or other electronic installation may be permitted in any unit which interferes with the TV or radio reception of another unit.
10. No external antennas are permitted. No satellite dishes are permitted.
11. No noxious odors. Bad cooking does not constitute a noxious odor.
12. No fires, cooking devices or other devices, which emit flames, smoke or dust shall be allowed on any balcony.
13. No solicitation unless approved by the HOA
14. Unit owners shall be liable for all damages to the building and common areas due to deliveries and moving of furniture, etc.
15. Children are the parents or legal guardians' responsibility
16. No one is allowed on the roof without prior approval of the HOA
17. Appropriate attire of all residents while in the common areas is expected.

Parking Regulations

The following violation will cause your vehicle to be towed. Notice will be placed on the vehicle in violation providing the owner seven days to correct the issue/s and contact management. If the issue(s) is not corrected in the specified time frame this will result in your vehicle being towed. If your vehicle is towed and brought back on to the property with the same infraction it is subject to be towed without prior warning or notification upon visual inspection. The HOA will not be responsible for vehicles towed from the property. All towing will be at the owner's expense. If you are double-parked, parked in an undesignated area, in front of dumpsters, on sidewalks, patios or on the grass common area, the vehicle will be towed at the vehicle owner's expense immediately with no notice given. If your vehicle has been towed, please call the Greenville police Department at 252-830-3937. They will be able to locate your vehicle.

1. Parking of any kind shall be prohibited except in designated spaces.
2. Vehicle repair or maintenance is not permitted within University Terrace. The homeowner is responsible for costs of cleaning and/or repairing damage to the parking lot caused by his/her vehicle(s), tenant's vehicle(s) or guest's vehicle(s) including, but not limited to leaking oil, antifreeze, or other corrosive substances
3. All vehicles must have current license/inspection stickers and should remain in drivable condition (this includes keeping tires inflated.)
4. No boats, trailers, mobile homes, vans or commercial vehicles shall be permitted in the parking lots without prior consent of the HOA.

Updated: November 2019