

Faris Condominiums

&

Riverside Condominiums

FARIS RIDGE CONDOMINIUMS consist of 40 two bedroom, 1 bath homes, Riverside Condominiums consist of 32 two bedroom, 1 bath homes in the desirable Faris Road/Augusta Street area convenient to the downtown area. These units are located behind Greenville Technical College near the intersection of Cleveland Street and Faris Road.

Units have brick exteriors, and ample parking. Built around 1950 as apartments, they were converted to condominiums in 1980 (Faris Ridge) and 1990 (Riverside) and each unit is now individually owned. Rear decks and patios are allowed with prior Association approval.

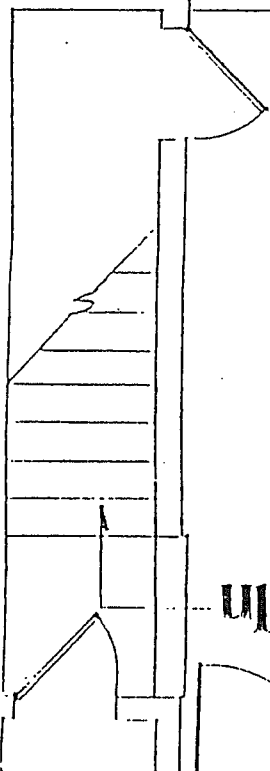
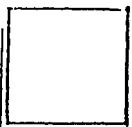
All interior layouts are similar with two bedrooms, one bath on the second level. On the main level there is a living room, and combo kitchen/eating area. There are dishwashers and garbage disposals and some have washer-dryer connections added.

Heating and air are electric, and water is provided (paid thru regime fees).

Upon purchase, each owner is automatically a member of the Homeowners Association, as set up under the laws of S.C. for horizontal property regimes. Owner actions are governed by a recorded set of covenants and bylaws that define all appropriate business proceedings. Maintenance of common areas such as grounds is shared by each owner. Each owners pays the cost of administration and common expenses by the assessing of a mandatory regime fee paid monthly.

**kitchen/
dining**

9'6" x 14'6"

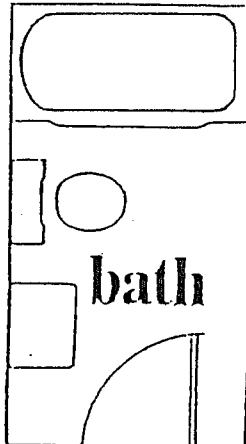


den

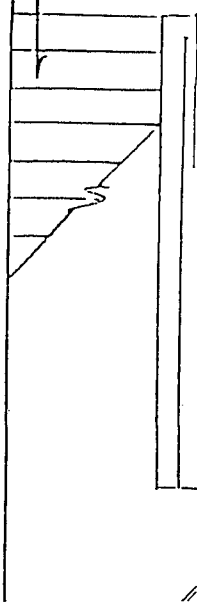
11 x 16

up

bath



down

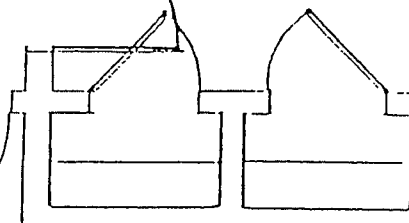


bedrm.

9 x 13'6"

bedrm.

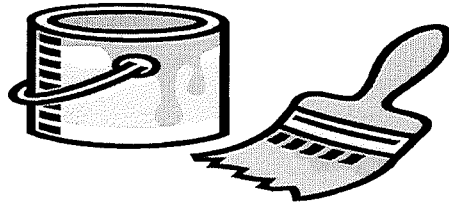
11 x 10



IMPORTANT THINGS TO KNOW FOR FARIS RIDGE:



Responsibilities for maintenance and repair are discussed in the Master Deed. In general, in most situations, Association funds are used to maintain the grounds, the exterior of buildings, roofs, and outside water & sewer lines. Funds are budgeted and reserves set aside for this purpose. The cost of other maintenance items, including mechanical systems, interiors, windows and doors are the responsibility of each individual owner.



Insurance for Property Damage

Coverage for property damage caused by certain perils (such as fire) is provided by Travelers Insurance through The Turner Agency, 288-9513.

This policy is \$1000 deductible, i.e. no coverage is provided until damage exceeds \$1000, but it does not cover any personal household items. There is protection if anyone gets injured on the grounds, but no liability is provided if someone gets hurt inside your home.

Any changes that affect the building exteriors must first be approved in advance by the Board. This includes window or door changes, any additions (such as decks or porches), paint colors, etc. This rule is important to ensure conformity of appearance.

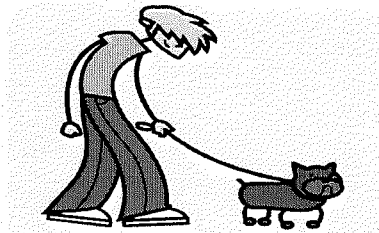


Please don't put any items in front yards, including plantings, without prior approval. We all take pride in our homes and in the appearance of the neighborhood we live in. It's important that we cooperate by observing HOA rules intended to make our building and grounds look neater.

The following are some of the more important of these rules.

- (1) The only items allowed on front porches are two pots with live plantings, one patio style chair, and one small table.
- (2) Seasonal wreaths can be put on front doors if removed within 30 days of the seasons end.
- (3) Yard plantings or yard décor are not allowed in front yards unless approved in advance
- (4) Only grills, bikes, lawn furniture and pots with live plantings can be placed in the rear on porches, decks or in the yard.
- (5) These specific items are prohibited in these rear areas: plastic bags full of garbage, trash cans, coolers or other items that create a messy appearance or that detract from overall appearance.

Residents with pets must observe leash laws by not letting them out unattended. Care should be exercised to ensure that pets do not disturb neighbors.

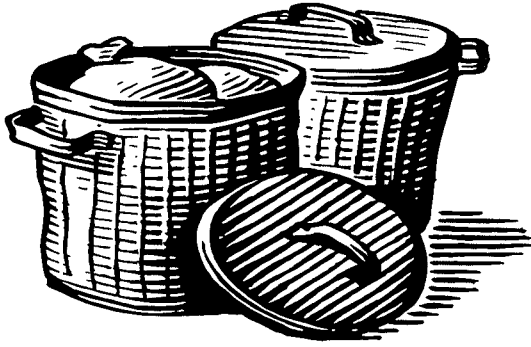


Please be considerate of your neighbors. Some may be bothered by the actions of your pets. We have received complaints about messes and/or noises from animals on the grounds. If outside, all pets must be on a leash and accompanied by someone.

Neighbors don't like to step in pet poop. Please walk them in low traffic areas and pick up and dispose of waste.

*If you see a pet running loose, please report this to the **Animal Control** so it can be picked up (242-3626).*

Trash and garbage should be placed in a dumpster and not left on porches. Porches should be kept free clutter and unsightly items. Larger items, such as furniture, should be hauled away, as your service provider will **not** pick them up!



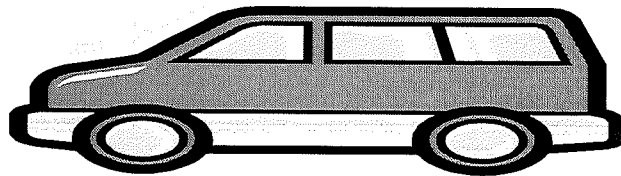
No Larger Items in Dumpsters

An adequate number of trash dumpsters are available for proper disposal of waste. The contract, however, with our service provider, does not include removal of furniture or construction materials. Each person should handle disposal of these items themselves.

**Please report anyone leaving such items there to the management office at
271-1950.**

Also – anyone parking in front of the dumpsters, needs to be reported.

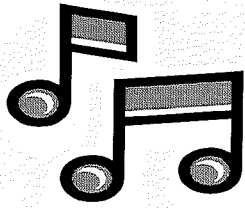
There are no assigned parking because there are ample number of spaces either in front of or behind our buildings. If you have more than one vehicle, please park one in the rear, so each resident can park near the front door of his home. Boats, large trucks, and trailers are not allowed.



NO RESERVED PARKING

No one person has designated parking anywhere on the grounds, as every space is first come, first served. If you have more than one vehicle, please show courtesy to your neighbor by parking one in front of the building and the other in a space behind in the alley. Boats, trailers, large trucks, or any vehicle not in drivable condition or without a current license tag cannot be parked anywhere on our grounds.

Please observe the rights of your neighbors to their privacy. Parties, loud music, parties, etc can disturb those living around you.



If you are having problems with household pests, payment for most containment costs is included as part of your regime fee. Call Action Pest Control at 277-4744, if service is needed.



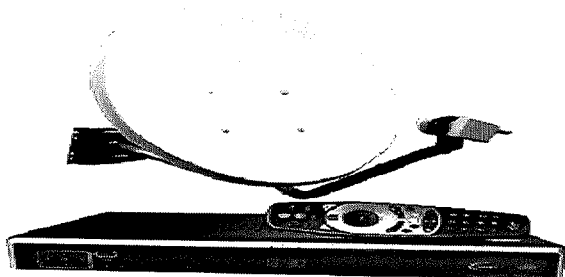
Owners Enforce Rules

If someone other than an owner occupies a home (such as a renter), our documents state that the owner is responsible for ensuring that occupants follow the rules.

Copies of the newsletters or notices are usually sent to each unit in addition to being mailed to non-resident owner

Satellite dishes:

Anyone desiring a dish must first request permission in writing from the Board. Then, permission is granted, the dish can be placed only on the rear brick wall above the first level.



Faris Ridge Condos Homeowners Association

DECK STANDARDS Effective October 1, 2015

Purpose:

The purpose of a deck standard is for consistency in construction, and color, which offers all homeowners the optimum in beautification, safety, and durability.

Approval:

Before any deck is built on the property it is incumbent on the homeowner to provide a scaled sketch, or drawing, which includes dimensions, color of deck, and any other pertinent specifications to the homeowner's association board of approval. The approval process may generate some questions by the Board. Once the homeowner has satisfied the questions of the Board, the deck will either be approved, conditionally approved, or denied, based on Boards decision. The Board will reply to a homeowners request within 30 days.

Repairs/Revisions (existing decks):

Must be approved by 10-1-2015 Deck Standard Process.

Permits/Licenses:

All decks must be permitted, and built by a licensed contractor.

Standard and Dimensions:

- 1- Deck must meet all Greenville City/County standards.
- 2- Deck may only be constructed off of the rear of a condo.
- 3- Deck may not exceed 10 feet in depth from back of condo.
- 4- Deck may not cover sidewalks, or other common walk-path.
- 5- Decks on end units may extend up to 6' past the building corner and no more more than 14' down the side of the building.
- 6- Deck may not cover foundation vents, or crawl space access.
- 7- Decks may be painted, or stained, but must remain a color within the brown, or gray family of hues.
- 8- Deck surfaces greater than 12 inches above the ground must have hand (safety) rails
- 9- Pressure treated posts set in concrete must be used for the structural posts.
Balusters can be either metal or wood.
- 10- No deck can encroach on any neighbors section of a common area.
- 11- Once constructed, it is the owner's responsibility to maintain and repair the deck in

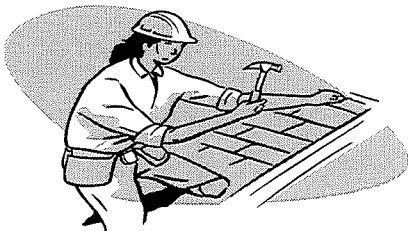
positive condition, in accordance with community appearance.
12- Style of deck must conform to appearance of existing decks.

IMPORTANT THINGS TO KNOW FOR RIVERSIDE:

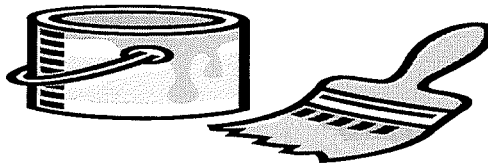
Your regime fee is **\$140** per month. *Payment is due on the 1st of each month, late after the 10th, and there is a penalty of \$5.00 for late payment.* Checks should be made payable to Riverside Homeowners Association and mailed to 1435 Augusta Street, Greenville, SC 29605. It is important that payments are made promptly so that your bills can be paid. *There are no coupons used and the only notices mailed are for delinquent payments.*



There are many rules governing your Association, as defined in the Master Deed. Several of the more important areas are described below:



Responsibilities for maintenance and repair are discussed in the Master Deed. In general, in most situations, Association funds are used to maintain the grounds, the exterior of buildings, roofs, and outside water & sewer lines. Funds are budgeted and reserves set aside for this purpose. The cost of other maintenance items, including mechanical systems, interiors, windows and doors are the responsibility of each individual owner.



Keeping front yards and porches in a manner that presents a pleasing appearance to others is very important, and can add value to our homes. Achieving a level of some conformity in appearance is helpful in appealing to others.

Our condo regulations and bylaws require advance written approval for any desired change that effects the outside appearance of any home. ***There is a form that must be submitted to your Board for approval before any work is done.*** Changes in style of front or storm doors, color changes of kind, deck or porch additions, placement of items in front yard, satellite dish installation, etc are some items included. Thanks for co-operating in this matter!

In addition to the specific rules already described, please request permission, in advance, in writing, before taking any action that effects the exterior appearance of any of our buildings.

These includes color or type of exterior or storm doors, additions, such as decks, window type and color, yard plantings, etc.



Please don't put any items in front yards, including plantings, without prior approval.

Maintaining a pleasing appearance on porches and in yards is important and adds value to our homes. In order to establish some consistency and expand existing bylaws, the Board has established the following rules regarding front porches yards; and windows.

Nothing should be put in your front yard without being approved in advance by your HOA Board. This includes plantings, yard accessories, flower pots, statues, etc.

The following items and only these items, in the number specified, are allowed on your front concrete stoops: one chair and one table, and two plants, either in hanging or stationary pots.

One seasonal wreath of reasonable size and type can be hung on the front door.

No window heat or air units are allowed in either front, rear or side windows.

All window coverings (blinds, curtains, etc) should be neutral in color such as white, off white, etc.



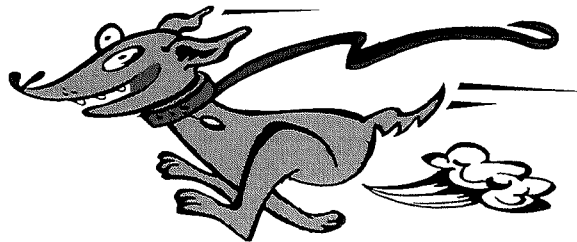
Some residents are using rear porches, and/or side and rear yards as storage areas, creating messes that detract from appearances. The following are regulations that effect use of rear porches and yards around your home.

No more than one cooking grill and a maximum of two bicycles can be placed in the rear yard of your home, only in the grassed area between the porch and sidewalks.

No individually owned items are to be put in the rear yard area between the sidewalk and alley.

Neither side nor rear yards are to be used as personal storage areas.

Residents with pets must observe leash laws by not letting them out unattended. Care should be exercised to ensure that pets do not disturb your neighbors.



SOME RESIDENTS ARE NOT FOND OF PETS AS OTHERS AND SOMETIMES WE FORGET

THIS FACT. PLEASE REMEMBER THESE ITEMS:

Our bylaws and City ordinances prohibit pets being loose on the grounds. Please accompany your leashed pet when outside. Call City pet control if you observe "loose" animals.

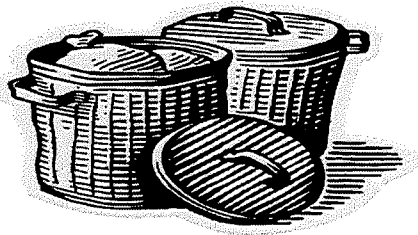
Be considerate by keeping your pet from barking or other activities that may disturb others, such as barking or tearing up our grounds.

Walk your pet in "lightly traveled" areas, and clean up the poop, as no one enjoys stepping in such. Please put your pets droppings in a plastic bag in one of the garbage carts. Because this has become a huge complaint issue, your Board has instituted a \$50 fine for non-compliance.

Please be considerate of your neighbors if you have a pet. Remember, that there are some people bothered by the actions of our animals. Because none of us like to step in pet poop, please pick up after them.

If outside, all pets must be on a leash and accompanied by a person. Not only is this one of HOA rules, the leash law is also a City ordinance. ***If you see a pet running loose on our grounds, please contact Animal Control at 242-3626, so it can be picked up.***

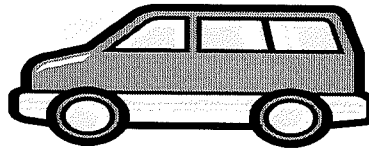
Trash and garbage should be placed in a rollaway garbage container and not left on porches. These containers are taken to the street on Thursday by our custodian, to be picked up by the City. Porches should be kept free of clutter and unsightly items. Larger items, such as furniture should be hauled away, as your service provider will *not* pick them up.



Garbage service:

Our pickup service does not include large items, such as furniture, or any construction materials or debris. Please ensure that you haul these away yourself or call City of Greenville Sanitation for advice.

Also remember, do not block the dumpsters with vehicles, because our garbage service will not be able to empty the dumpsters on our scheduled day of service. Missing a pick-up can really make a mess!



Reserved Parking Spaces

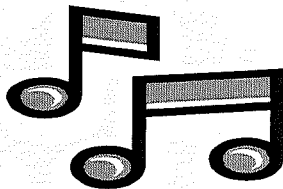
Each of our homes now has one designated parking space on Faris Circle with your unit number painted on it. These are in the front of each building as close to your home as feasible.

PLEASE DO NOT PARK IN SOMEONE ELSE'S SPOT OR ALLOW GUESTS TO DO SO. Guests should be asked to park in the larger overflow lot at the end of the street. Be considerate of your neighbors by avoiding conflicts.

No Vehicles in Rear Yards

Some persons have actually driven into our rear yards for various reasons, such as to unload vehicles. This can and does make a mess in addition to damaging the yard. All vehicles, including motorcycles are prohibited in the rear.

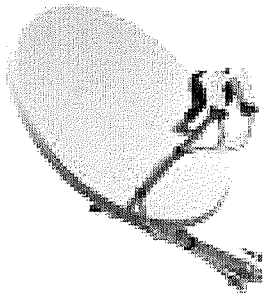
Please observe the rights of your neighbors to their privacy by being aware that loud noises, music, parties can disturb others.



Owner responsible for contacting "renters:

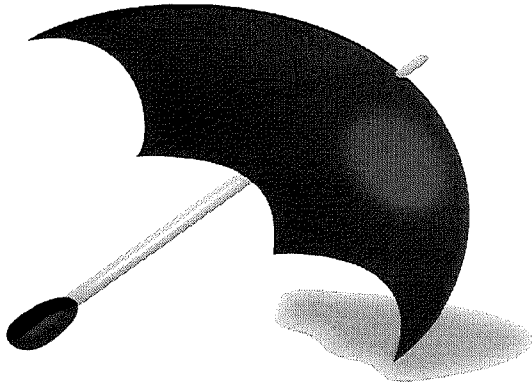
It is very important (and legally required) that all owners assume responsibility for the conduct of any and all occupants living in their homes. Please, please, if you don't live in your condo, ensure that your occupants are aware of our rules and bylaws. According to our legal documents, non-residents to have available one **(1) designated numbered parking space (2) rules regarding items that can and can't be placed on front doors and in front yards (3) loud music, parties, and other actions that disturb neighbors (4) not reporting plumbing leaks for repair, a failure that increase our water bills.**

Satellite dishes of the smallest size are allowed if the rules are followed. They cannot be placed in front or side yards, or anywhere on buildings. With written Board permission, they can be placed at the rear of our grounds only at the edge of the riverbank



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There is some property insurance provided by the regime fees you pay each month. This policy is a Travelers policy, and is administered for you by the Turner Agency, 288-9513. There is no coverage for damage to personal or household items, and no liability coverage for accidents or injuries that happen inside your home. ***A supplementary policy is strongly suggested. The HOA policy has a deductible of \$500 per occurrence.***



Pest Control:

Pest control of most household “bugs” is being provided by Hometeam Pest (987-9771) as part of the services paid for through your regime fee.

Call them directly if you are having specific problems.

