

EXHIBIT I  
RULES AND REGULATIONS  
OF  
CREEKSIDE AT HUNTINGTON HORIZONTAL PROPERTY REGIME  
RESIDENTIAL UNITS

1. The grassy areas and walkways in front of the buildings and entrances to the Units shall not be obstructed or used for any purpose other than ingress and egress.
2. Only the two cement planters may be used for planting flowers in the front of the unit. No other items may be used.
3. Light boxes are the responsibility of the owner, and in the event of damage or replacement, must be replaced with either black or brass fixture in a Carriage style.
4. No article shall be hung or shaken from the doors, railings, mailboxes, light fixtures or windows or placed upon the window sills of the units.
5. No bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to remain in any of the Common Areas, to include lawn decorations and flags (with the exception of one American Flag).
6. No owner shall make or permit any noise that will disturb or annoy the occupants of any of the Units in the Project or do or permit anything to be done which will interfere with the rights, comfort or convenience of any Owners.
7. Each owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
8. No shades, awnings, window guards, ventilators, fans or auxiliary heating and air conditioning devices shall be used in or about any buildings except such as shall have been approved by the Board of Directors.
9. All garbage and refuse from the Units shall be deposited in closed plastic bags before being placed in garbage containers. These containers are for the sole use of disposing of household garbage only, and must fit inside the garbage can. Owners may only use the garbage cans at the end of the building in which their Unit is located. Haul away charges will be billed to the owner, if rule is violated.
10. Bathroom facilities and other water apparatus in any buildings shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown into the same. Any damage resulting from misuse of any bathroom facility or other apparatus shall be paid for by the Owner in whose Unit it shall have been caused.
11. No owner shall send any employee of the property manager out of the Project on any private business of the Owner.
12. No animals, livestock, poultry, reptiles, or other living things of any kind shall be raised, bred or kept on any part of the Project, except that dogs, cats or other normal household pets may be kept by the respective owners inside their respective units according to rules imposed by the Board of Directors such rules to be drawn by the Board of Directors as elected and which shall be related to the unreasonable disturbance of the peaceful possession and quiet enjoyment of any other portion of the project by other owners and lessees of owners, their families, invitees and guests.
13. No household pet exceeding 35 pounds may be kept by the respective Owner or Lessee. The number of pets allowed per unit is two. If a registered service animal is needed, that is over 35 pounds, please provide HOA with appropriate documentation showing eligibility in the program.
14. Pets are not allowed in the pool area, on the tennis courts or left unattended in any common area outside the residential units.
15. Feeding and water bowls are not allowed in common areas, front porch or steps. Feeding of stray pets is not permitted.
16. Dogs and cats must be kept on a leash, which is a Richland County Law. Richland County Animal Control will be notified of any animals that are running loose.
17. Pets may not be left unattended on patios or balconies or left tied in any common areas.
18. All owners of pets are to clean up after their pets and dispose of the waste in an appropriate receptacle
19. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.
20. All radio, television, or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the

public authorities having jurisdiction and the owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit.

21. Open flame cooking devices are prohibited on porches of townhouses or balconies of buildings "G & H" per the Fire Code and are to be 10 feet from all structures.
22. The agents of the Board of Directors or the managing agent, and any contractor or workman authorized by the Board of Directors or the managing agent, may enter any room or Unit in the buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin insects or other pests.
23. The Board of Directors, or its designated agent, may retain a pass key to each Unit. No unit owner shall alter any lock or install a new lock or a knocker on any door of a unit without the written consent of the board of directors. In such case consent is given, the owner shall provide the board of directors, or its agent with an additional key pursuant to its right of access to the unit.
24. All persons will obey the posted parking regulations.
25. All damage to the Common Area or Limited Common Area caused by the moving or carrying of any article therein shall be paid by the owner responsible for the presence of such article.
26. Water shall not be left running for any unreasonable or unnecessary length of time.
27. No owner shall use or permit to be brought into the project any inflammable oils or fluids such as gasoline, kerosene, naphtha, or benzine, or other explosives or articles deemed extra hazardous to life, limb, or property without in each case obtaining written consent of the Board of Directors.
28. The owners shall not be allowed to put their names on any entry of the Project, except in the proper places provided for such purpose.
29. The owners shall close all windows, while their units are unattended to avoid possible damage from storm, rain, freezing or other elements.
30. The color of draperies, blinds, curtains or other window treatments visible from the exterior of each Unit shall be white. The storm doors are to have full clear glass.
31. All screens need to be in good condition with no tears or rips.
32. Any owner wishing to plant trees or shrubs outside of his patio area must obtain written permission from the board of directors before doing so.
33. Each unit shall have the right to two unassigned parking spaces. No campers, trailers or trucks larger than pickup trucks will be allowed to park in the parking lot. The parking areas are strictly for parking of automobiles and motorcycles. They are not to be used as storage areas. Visitors and residents with campers, trailers or trucks larger than a pick-up truck shall park in the designated overflow area.
34. All vehicles must be in working, drivable condition with current tags. Management will tag vehicles that are not registered or appear to be non-operational. Five days after tagging, management may order them towed at the owner's expense. In cases where a vehicle may appear to be non-operational and if the vehicle is currently registered, the tag may request that the owner contact management to resolve the question.
35. No vehicle is to be driven or parked on grass or off the paved driveways or parking spaces at any time.
36. No Signs or Stickers, including but not limited to "For Sale" and "For Rent" signs shall be affixed to windows or doors or in any common or limited common areas without written approval of the Board of Directors. One security sticker may be placed in the corner of one window.
37. Any consent or approval given under these Rules and Regulations by the Board of Directors may be revoked as deemed necessary.
38. Complaints shall be made to the management company, via the website [www.tpscolumbia.com](http://www.tpscolumbia.com) or in writing to the Board of Directors.
39. These Rules and Regulations may be added to or repealed at any time by the Board of Directors.

**If a violation of the above stated Rules and Regulations is found, a letter will be sent to the owner giving the owner 30 days to comply. After the 30 days, if the violation is not remedied, a \$100 fine will be added to the owner's monthly statement for EACH violation every month until the violation is remedied.**

Amended and Approved by The Board of Directors March 5, 2018. Effective date March 5, 2018.