

MSCA Guidelines - Summary and/of Addendums

It is established that two guiding principles form the core of the MSCA guidelines:

- 1) the protection of the individual owner's/co-owner's quality of living
- 2) the protection of the owner's/co-owner's property value.

Henceforth, the following guidelines, make up the standard that MSCA will seek to maintain, that is the right of all those who maintain ownership in MSCA and call themselves guests. ***** Violations of any of these are subject to a fine of no less than \$50 per occurrence and other possible actions set forth in the guidelines of the Master Deed and by-laws (see amendments).***

Visual/Olfactory/Sound Disturbances: There shall be at all times, no disturbances that affect adjacent owners as it is their right to live peacefully without disturbance. Examples include: **Visual:** There is to be no trash or personal items left in any common areas, ie; porches, outside front doors, hallways or in the courtyard. There shall be **NO** congregating in the common areas including the parking lot, the courtyard or outside a front door between the hours of 10pm and 8am daily and any congregating **Olfactory:** The smell of smoke or any garbage pileups will not be tolerated if they infringe upon a neighbor and can be smelled within or around that neighbor's individual space. **Sound:** There is to be no loud noises or sound between the hours of 10am - 8am, ie; door slamming, speaking, loud music. This includes within the courtyard as sound echoes and can be amplified by the buildings

Pet Policy: Only owner-occupied residences may have dogs present within apartments and common areas, pending the dog(s) do not infringe upon the aforementioned (above) regulations. Cats are permitted by the discretion of the owner. Those owners who have dogs must responsibly dispose of any waste in common areas immediately. The courtyard is not a park and owners must have all dogs on leashes and not let their dogs mark territory inside beds and bushes.

Congregating in Courtyard: There is to be no congregating or parties thrown in the courtyard without the prior consent of the Board of Directors and any such congregating will only be allowed in specific places in the courtyard. Absolutely no 'kegs' are allowed and no under age drinking or dispensing of alcohol is permitted. There is absolutely **NO** lighting fires or outside grilling allowed in any of the common areas.

Facade and Building Structure: The private residences of 309-313 Meeting Street are held under an historic lien which prohibits the alteration or changing of any exterior without prior approval.

Window Treatments/Blinds/Doors: Any and all changes to any blinds, doors or windows must be approved by the Board of Directors. No signs of any kind, pictures, flags, insignias, glass, or any other items may be hung in the windows without prior consent of the Board of Directors. Uniformity is the goal in these matters and MSCA's board of directors will contact owners if there is a violation.

Trash Disposal: There is a dumpster for bagged garbage at the bottom of the parking lot. No furniture or large items of any kind are to be left next to or near the dumpster. Trash bags should not be left outside of the doors or in the view of the common area(s).
*No dumping of trash, waste, water in drains permitted.

Courtyard Gates/Bushes, etc: All owners and guests must close all gates securely at all times and are responsible for any and all damages done to shrubs, grass or bushes. All guests must enter and exit the courtyard quietly and without disturbance and it must be noted that between the hours of 10pm - 8am there will be no disturbances of any kind.

Bicycles: No bicycles are permitted in the common areas whether tied to posts or left outside front doors or hallways. Bicycles should not be rode through the courtyard as they could damage bushes, etc. Bicycles belonging to owners and tenants are permitted in the designated bike rack area near the parking lot, which is a 'first come – first serve' convenience.

Impact Fees: To minimize the costs associated with moving, any owner who rents their residence unfurnished must pay the regime a \$150 impact fee, subject to each lease that requires a move in or move out.

Remodeling: It is the right of each owner to make improvements to their individual residences. However, the owner must first meet with the Board of Directors to discuss the scope of their intended work as upgrades or changes to electrical, plumbing, etc. will necessarily impact upon the regime. * All interior structural changes should be city approved with permits and MSCA sets forth that only licensed providers may provide work on site and all permits must be obtained with the city prior to any work.

Parking: The following restrictions apply for the parking lot: Vehicles parked in spaces must not be over 75" in width and 188" in length. This policy applies to all owners, co-owners, renters/tenants or guests. All and any vehicle in the parking lot is subject to being measured and towed. The max length must include, but is not limited to, the following: bike racks, towing hitches, rear attached spare tires, aftermarket vehicle adjustments such as non standard grills and bumpers. ** Each individual residence is assigned (1) and only 1 parking space which is a common area. Any guests of owners, co-owners or tenants must park off premises at their own discretion. There is absolutely no parking permitted in other spaces. ** There is (1) gate remote given for each unit/owner and any replacement to such remote is at the owner or co-owner's expense

Short-term Rentals: No apartment/unit may be rented out for a time-frame less than 30 days. This policy is also city of Charleston policy and can be subject to a 1,000 dollar fine by the city if violated in addition to any fees set forth by the Master Deed and by-laws.

COMMON AREA GUIDELINES

ALL EXTERIOR ENTRANCES AND COMMON AREAS

- a. decorative planters - pedestal planters - ceramic, terra cotta, iron or faux stone neutral colors only - traditional or Charleston style - NO Contemporary styles
- b. uniform sizes appropriate to the space
- c. plants may be faux topiary trees, boxwoods, italian junipers, ferns, palms, etc. or styles to be determined by committee.
- d. all threshold mats to be uniform size, color and style - stamped polypropylene or style to be selected by committee. NO Sisal
- e. railing planters - sizes to be 24" or larger and consistent in style and neutral color. Wrought iron, resin wicker planters (Charleston style only) or metal frame with natural coco liners.
- f. No dry or dead flowers or greenery to be left in planters
- g. No unsightly pots or plants to be left outside for extended periods - will be removed
- h. all decorative seasonal window decals, other than security decals, are prohibited.
- i. decorative door ornaments, wreaths, greenery appropriate to the season only, not left on for extended periods.
- j. articles of clothing or towels cannot be draped over railings or left in the common areas.
- k. trash bags must be disposed of properly
- l. bicycles, mopeds are strictly forbidden on common areas, only designated spaces
- m. all real estate signs are strictly forbidden by master deed
- n. bird feeders and bird baths in open courtyard area and must be approved location.
- o. No chairs, tables, rugs or furniture on VERANDA Porch or CORRIDOR Landing without committee approval. Small wrought iron cafe table and chairs or Charleston rocking chairs to be approved.
- p. statuary on steps to be determined by committee
- q. NO SMOKING ON PORCHES, lighting fires, grills are prohibited by code variances.

II. ALL INTERIOR ENTRANCES - Foyer Areas- Stairwells - Walls - General Decor

- a. threshold planters and mats - SAME as listed above
- b. all furniture appropriate to foyer area - draped tables, small benches, chairs. Traditional styles only - wrought iron or garden style acceptable.
- c. No contemporary styles, No bean bags
- d. No sporting equipment left in foyer areas
- e. No bicycles or mopeds left in open foyer areas
- f. Wall decor should be discreet, respectful of your neighbor and architecture of the building.
- g. No burning of incense or pungent odors within buildings/common area

III. GENERAL GUIDELINES FOR COMMON AREAS

- A. NO KEG PARTIES ON PROPERTY OR CONGREGATING ENMASSE ON PORCHES**
- B. NO NOTICEABLE LOUD NOICES AFTER 10 P.M. TO 8 A.M.**
- C. ONLY OWNER OCCUPIED UNITS ALLOWED DOGS, CATS AT OWNER DISCRETION**
- D ALL DOGS MUST BE ON LEACHES AND WASTE DISPOSED OF PROPERLY**
- E. SATELLITE DISHES ARE PROHIBITED AND NOT ALLOWABLE BY CITY CODE**
- F COURTYARD PERMANENT SEATING AREA TO BE APPROVED**
- G. TABLE AND CHAIRS TO BE APPROVED FOR SMALL BRICKED COURTYARD**
- H. ONE DESIGNATED PARKING SPACE PER CONDO UNIT ONLY- THERE IS NO VISITOR PARKING AND RESTRICTED SPACES CAN NO BE USED.**
- I. NO FURNITURE, MATTRESSES, EXTRANEIOUS OBJECTS TO BE PROPED OR LEFT OUTSIDE OF THE DUMPSTER - FINES WILL BE LIVIED AGAINST CONDO OWNER**
- J. FINES APPLY TO ANY VIOLATION - \$50. FIRST VIOLATION - \$10. FOR SUBSEQUENT/ DAYS/VIOLATIONS. (example: parking mopeds in non designated area)**