

Rules & Regulations in Summary (see
full Rules and Regulations document for
details and authorization references)

DISHAROON RIDGE CONDOMINIUM ASSOCIATION ("DRCA")

Please adhere to the following rules for the enjoyment of others as well as yourself while in Disharoon Ridge. Thank you.

- Please limit the number of vehicles on the property, making sure that all are in good working order, as no major repairs may be done on-site. There are enough spaces for two vehicles per unit.
- Please be careful not to allow unattended flame to exist without your presence, such as fireplaces, candles, etc. No open flame cooking is allowed except in the central common area. No cooking of any type is allowed on outside front or rear decks. Fire extinguishers must be available for use in each unit (every floor). Grills are provided in the central common area for your use and the Association provides the propane and equipment support.
- Any damage to common area is the responsibility of the party at fault - ultimately to the unit owner whose guests, tenants or self might have caused.
- Board members, pest control, chimney sweeps and other authorized personnel shall have unencumbered entrance to units when required on Association business. Notification, normally prior to, shall be provided to the extent practical.
- Satellite dishes cannot be placed in an obtrusive location.
- No trees or shrubs may be removed or altered without Board/Committee approval.
- No unit shall be maintained in such a manner to which a danger could be posed to others.
- Unit owners are ultimately responsible for the actions of their respective guests, tenants, themselves, their children and pets.
- Pets must be on an attended leash, with all solid waste dropped by the pet being collected and placed within a refuge container within the owner's unit. All normal garbage/trash must be bagged prior to placement in the garbage collection shed in the common area. Fireplace ash and related ignitable items must be placed in the external steel can outside and next to the garbage collection shed. Recycling of plastics, metal, aluminum and cardboard are highly encouraged at BC or Pickens County recycle centers.
- Quiet hours: Weekday nights -- 10 PM until 8 AM the following day;
 Saturdays & Sundays --10 PM Saturday until 10 AM Sunday morning.
- Reported violations of quiet hours to the Board of Directors will warrant investigation and possible warnings. Continued reports will be documented and reported to Big Canoe Security for potential repercussions such as fines, restriction of use of amenities or other remedies deemed appropriate by Big Canoe Administration or POA Board.
- Building crawl spaces are common property managed by the Association and may not be used for personal storage of any kind and access doors may not be blocked or locked for any reason.
- Failure to comply with said R&R shall subject the violator or responsible unit owner to fines, restrictions and the possibility of vehicle towing.
- The garbage service amenity is to have and utilize the trash building as a DRCA community receptacle which is hauled away twice per week, currently Monday and Friday. Please bag all garbage and do not place packing cartons, wood or any other object besides household garbage in the trash building. You are strongly requested to utilize Big Canoe and Pickens County recycling facilities to recycle cardboard, aluminum cans and metal at the BC Recycle facility and #1 and #2 plastics, metal food cans, and glass at the Pickens County Recycle Center located on Cove Road.
- No pets are allowed in the center island common area at any time. Pets are allowed in all other areas of DRUOA property.