

Rules and Regulations

In order to create a congenial and dignified residential atmosphere the Board of Directors of Valley Walk has adopted the following amended rules and regulations for the guidance of all owners, their families, guests and tenants.



General Information

ANTENNAS: External antennas of any type (satellite, TV, radio, etc.) are not permitted without prior written approval being obtained from the Homeowners Association. Contact Advantage Property Management 864-654-3333 for approval.

BALCONIES: Clothing and other items must not be hung from balcony rails or from clotheslines on balconies. No kegs allowed on balconies. Only outdoor furniture and grills may be stored on balconies.

CHILDREN: Supervision of minor children by a responsible adult must be exercised at all times when children are playing on the grounds. Playing in the corridors, stairwells or in the elevator is forbidden.

COMMON AREAS: Common area is for the use of Owners, tenants and guests.

ELEVATORS: Elevators are for the use of the occupants and will be available to the occupants at all times. Owners and tenants wishing to use the elevators for extended periods of time for the purpose of moving furniture and appliances in and out of a unit will schedule such move with the Homeowners Association. Furniture and appliances will not be placed in the elevators without protective pads and flooring.

GUESTS: Tenants and owners are responsible for their guests at all times. Guests will abide by the rules and regulations of the Association. Tenants and owners are responsible for any damage caused by their guests.

HALLWAYS/BREEZEWAYS: The outside hallways will be kept free of any obstructions that would hamper emergency response to a unit. The hallways will not be used for storage to store bikes, furniture, etc. BBQ grills are not permitted on the hallways.

LEASE RESTRICTIONS: Residential Condo's can be leased to adults, no non-related student rentals. Corporate rentals will also be permitted. This will be part of the master deed for the horizontal regime. The office/entertainment suites will be restricted—no restaurants/bars or anything noxious or noisy.

NOISE: Loud noises from television, stereo equipment, musical instruments, automobiles, or motorcycles should be kept to a minimum at all times, and must not disturb others. Quiet time is from 11:00 pm to 7:00 am unless approved by the Homeowners Association. However, during football weekends quiet time hours are not enforceable.

continued on the back

Rules and Regulations

PARKING: Each residential condominium unit is entitled to two parking spaces (one covered numbered space and one unnumbered space). Parking for office/entertainment and commercial units will be located outside the building in designated spaces. No boats, trucks (excluding pick-ups), trailers, or campers are permitted in parking area. Parking in fire lane and on the landscaping is prohibited.

PETS: Owners and Tenants will be allowed to have small-domesticated pets. The owner and tenant will be responsible for the conduct of their pets. Pets will be restrained at all times when outside of the unit. Owners and tenants will clean up after their pets immediately. Pets will not be a nuisance or danger to any person. Owners and tenants are responsible for any damage caused by their pets. Guests are not permitted to bring pets on the premises.

GATE: A security gate will be installed at the entrance to Valley Walk and Sunset at Valley Walk.

SECURITY: Promptly notify the Homeowners Association of any suspicious people or unusual activity in the building. After hours, notify the Clemson Police Department (Dial 911). Homeowners will have access code provided by Homeowners Association.

REGIME FEES: Regime fees for the first year will be \$150 per month per residential unit. The regime fees will cover the maintenance of the grounds and building exterior and insurance for the exterior of the building.

The condo owners will vote a special fee for each tailgate season at the organizational meeting and will also vote specific rules and regulations for the entertainment/sports lounge and deck and the outdoor pavilion area as it pertains to tailgating and special events.

ENTERTAINMENT/SPORTS LOUNGE AND OUTDOOR PAVILION.

Each unit will be provided with guest passes for the use of the entertainment/sport lounge and outdoor pavilion. Security, if necessary, will be on site to monitor and to make certain the occupancy in the amenity areas are within the fire code parameters. A satellite TV will be provided and will hang under the pavilion and in the lounge roof area. The entertainment/sports lounge and outdoor pavilion will be open to all condominium and office suite owners on non-game days. The homeowners association will adopt rules and regulations for the amenity areas. Sunset at Valley Walk will share amenities with Valley Walk.

TRASH: All trash must be placed in the provided dumpster. Trash must be in tied plastic bags before placing in the dumpster. Under no circumstances may trash be left outside doors or in hallways.

VEHICLE WASHING AND

MAINTENANCE: No vehicle washing or maintenance shall be done on the premises.

Elevations



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

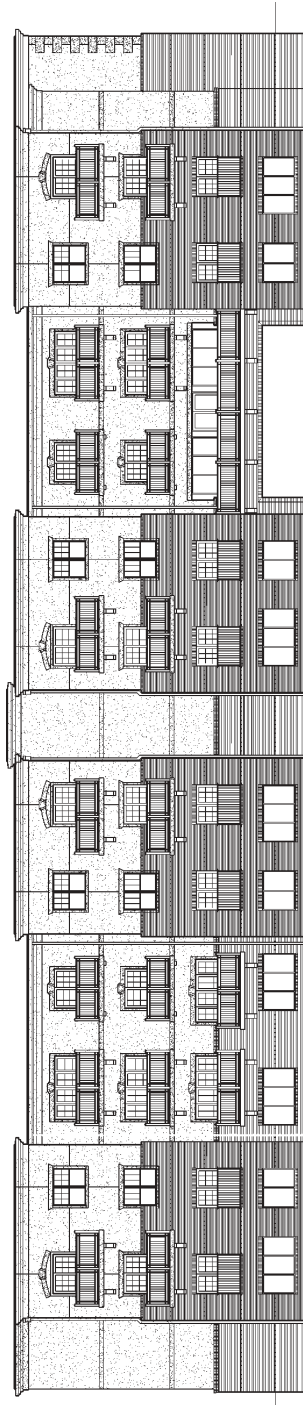
Valley
WALK

Trim to 5.5 x 8.125

Elevations



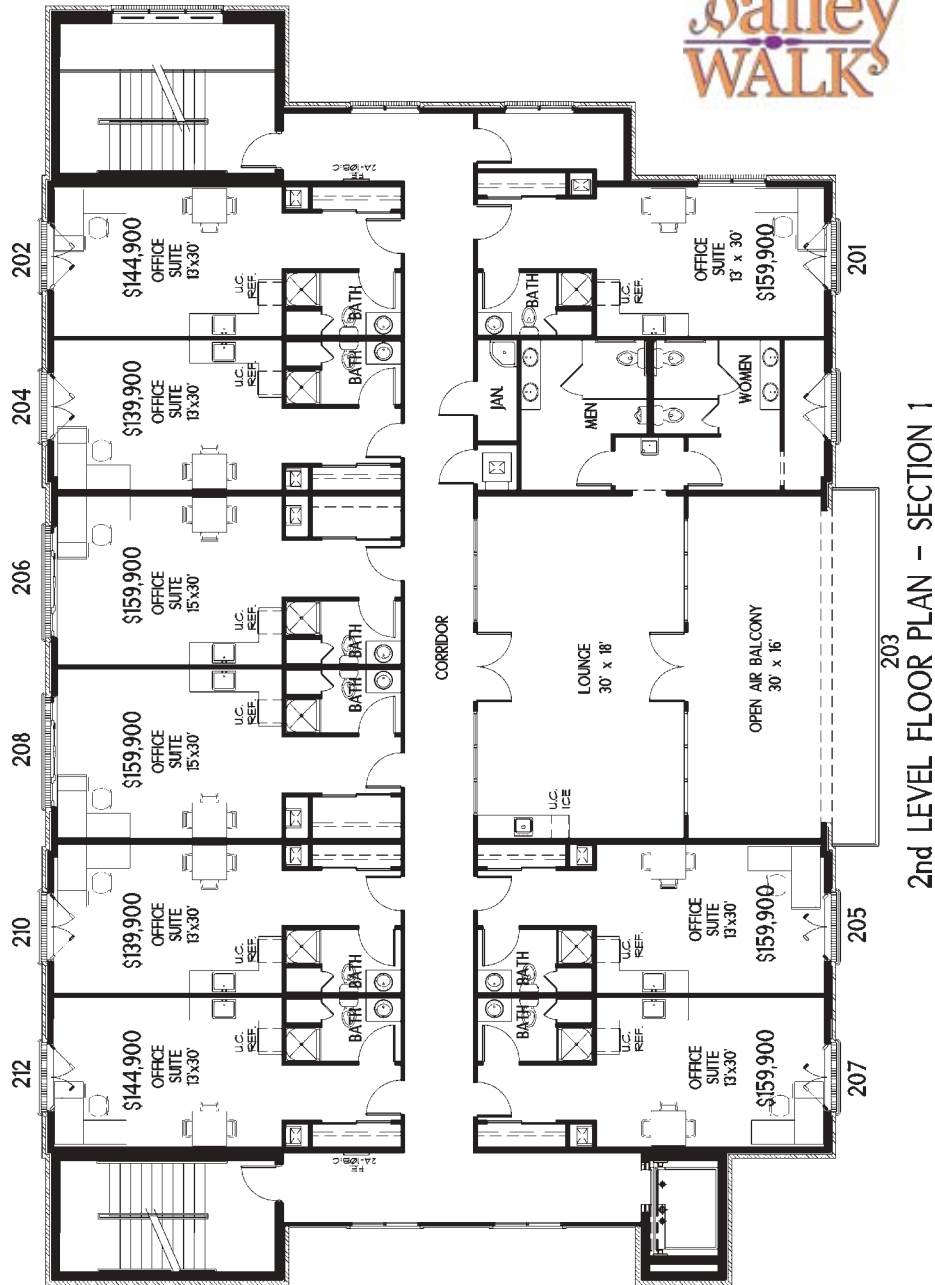
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Trim to 5.5 x 8.125

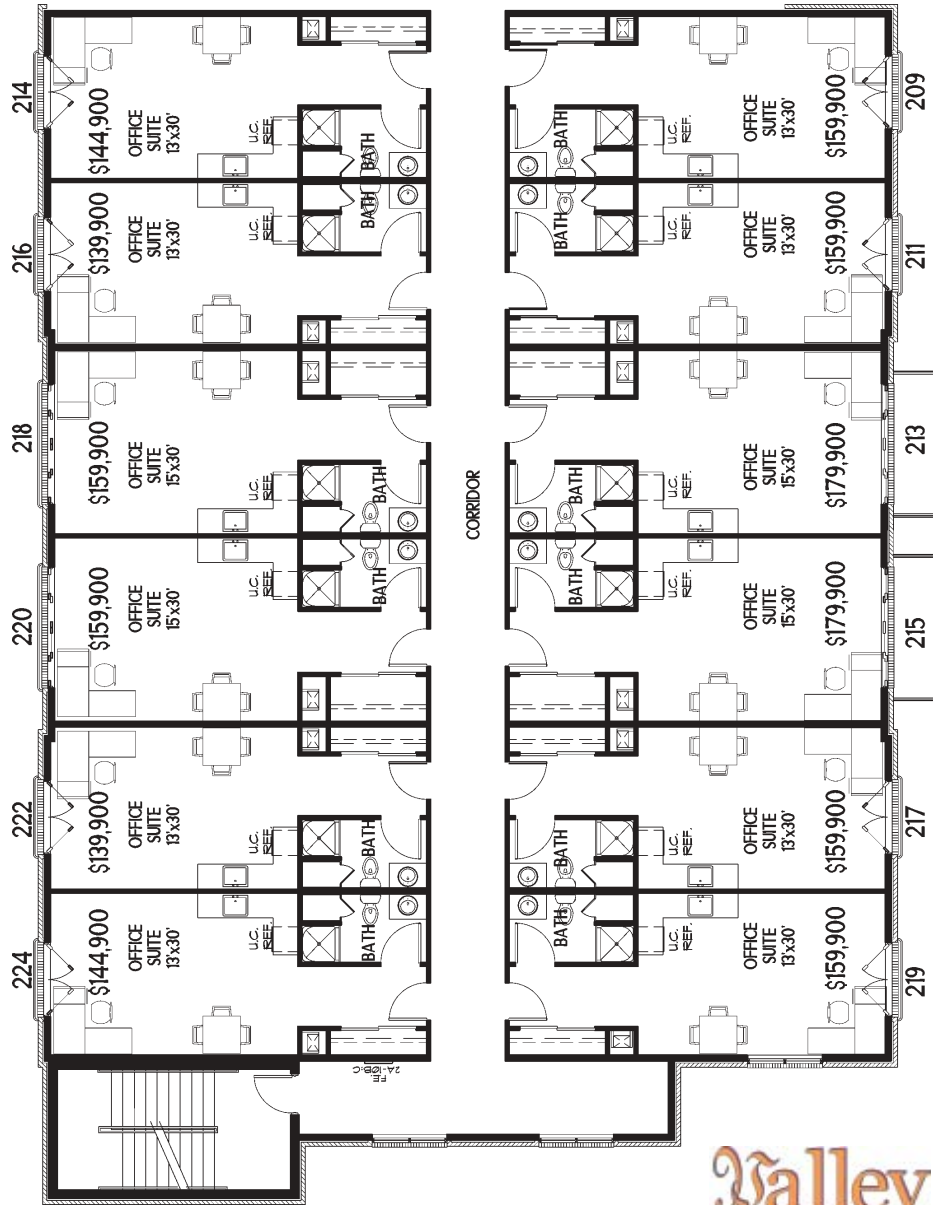
Floor Plans - Second Level



2nd LEVEL FLOOR PLAN - SECTION 1

Trim to 5.5 x 7.75

Floor Plans - Second Level

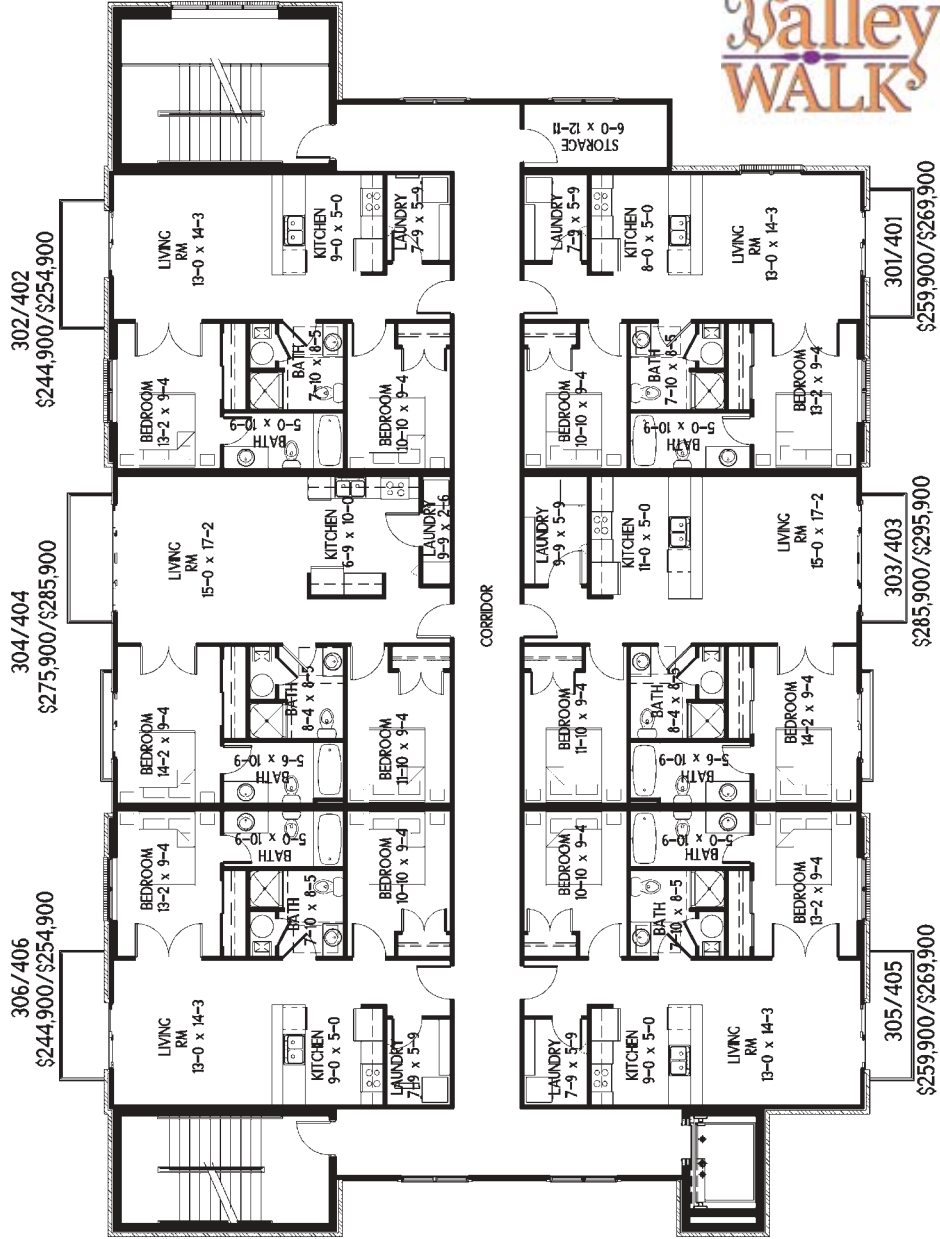


2nd LEVEL FLOOR PLAN - SECTION 2



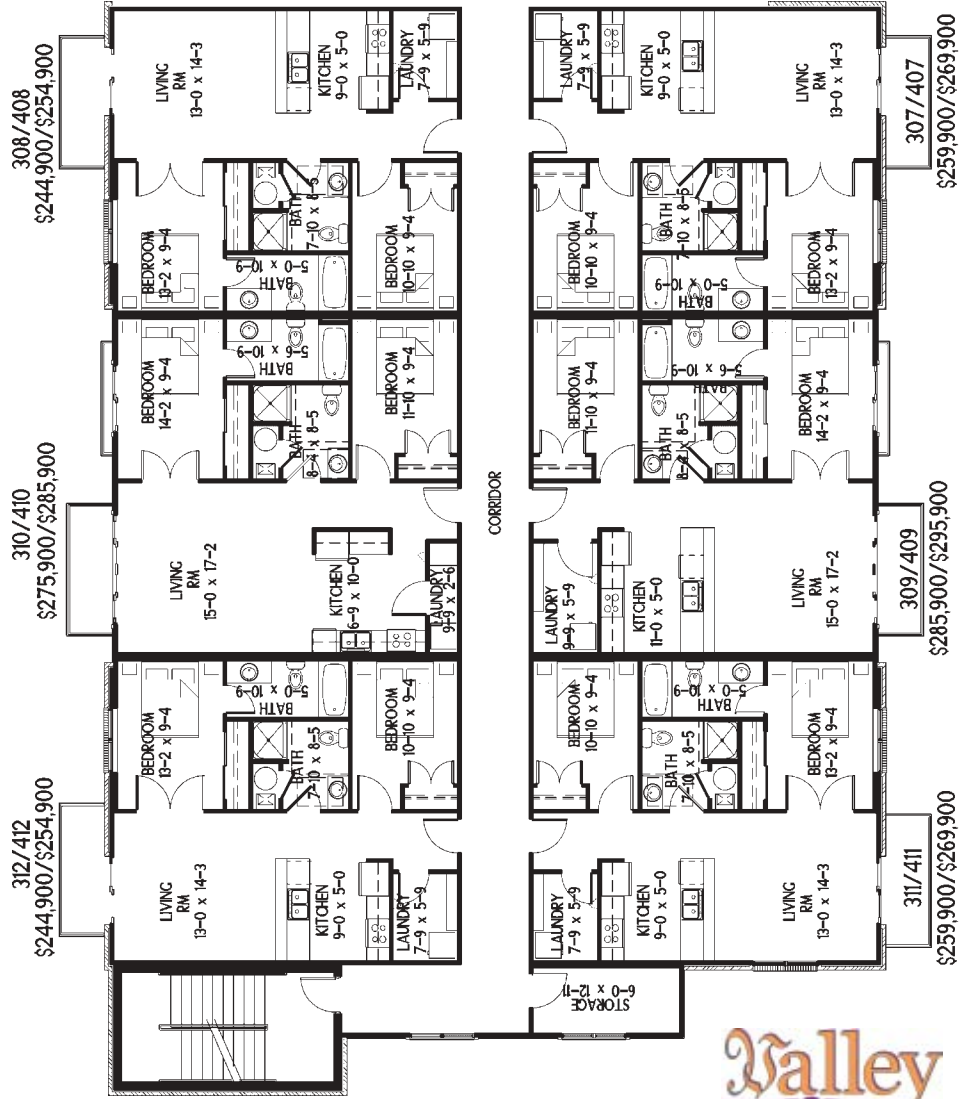
Trim to 5.5 x 7.75

Floor Plans - Third & Fourth Levels



Trim to 5.5 x 7.375

Floor Plans - Third & Fourth Levels



3rd AND 4th LEVEL FLOOR PLAN - SECTION 2



Trim to 5.5 x 7.375

Tailgating Spots

Parking Ticket

that thousands would gladly pay.

This parking ticket entitles the bearer to purchase a coveted reserved parking spot at the Valley Walk condominiums, located directly behind the Esso club. This limited-time opportunity carries with it certain unimpeachable rights:

You have the right to park just few hundred yards from Death Valley and Littlejohn, in a secure and gated parking area.

You have the right to wait until game time before leisurely walking to the stadium (no matter how much it annoys those who have to hike for miles.)

You have the right to tailgate from your parking space to your heart's (and stomach's) content.

You have the right to use all of the outdoor amenities at Valley Walk, including the outdoor pavillion and fireplace, and the private entertainment/ sports lounge.

Should you decide to wait, however, you waive all aforementioned rights and priveleges accompanying this opportunity. Limited parking spaces available. So hurry.

For more information, contact: Susie Kohout/realtor
864-303-8070 or Tracie Matthews -**864-643-6323**

*Only serious Tiger fans need apply. All others...
take a hike. It's a long, long walk to the stadium.*

The logo for Valley Walk features the word "Valley" in a stylized, orange, serif font with a purple dot above the 'y'. Below it, the word "WALK" is written in a bold, orange, sans-serif font. A horizontal line separates the two words.

Trim to 5.5 x 7

Office/Entertainment Suites



Trim to 5.5 x 6.625



Valley Walk's Features

- 2 bedrooms 2 baths –choice locations and some floor plan variety.
- Covered and uncovered parking with gated access and elevator.
- 9 1/2 ceilings.
- Options and upgrades including solid surface countertops, hardwood floors and upgraded appliances.
- Entertainment/sports lounge with large balcony.
- Outdoor pavilion with fireplace, TV and sound electronics.
- Private balconies for each residential unit.
- Optional furniture package from the basics to turn key.
- Optional management program.
- Office/entertainment suites and office condos.
- Pedestrian access to Hwy 93.



Trim to 5.5 x 6.25

Most frequently asked questions

- **What is the completion date?**
Early fall, possibly by the first game.
- **Can I rent the unit out?**
Yes, but not to students.
Corporate rentals are fine.
- **Will it qualify for a conventional loan?**
Check with your lender.
In most cases-yes
- **How many parking places?**
Two per unit. One covered, one open.
- **Is there a Home Owners Association?**
Yes
If so, how much per month?
\$150.00
What does it cover? Exterior and ground maintenance, insurance etc.
- **Does it have an elevator?**
Yes. The elevator stops from garage parking to all floors.
- **Can I have a pet?**
Yes-a small household pet.
- **Can I have a grill?**
Yes-gas
- **Can I make custom changes?**
Yes, we have approved optional packages that include: Flooring, Cabinetry, countertops, appliances, etc



Trim to 5.5 x 5.875