



Chestnut Hill Plantation Homeowners Association
Lake and River Common Areas Access

The CHP HOA has recently installed new access gates at the lake and river commons areas. These areas are for the exclusive use of homeowners in good standing with the HOA and accompanying guests. A homeowner shall not grant permission to a person to use the common areas without the homeowner being present. A person using the commons area who is not a homeowner or accompanying guest is subject to arrest for trespassing. The common areas are accessible only during daylight hours. The common areas are under 24 hour photographic and video surveillance.

The first access gates are secured by combination padlocks. The combination changes on January 1st and July 1st. The combination will be mailed to homeowners in good standing prior to each combination change. A homeowner in good standing may also obtain the combination from the property management company in person, Monday-Friday, 9 am - 5 pm. The homeowner shall provide a valid government issued photo ID with the homeowner's name, address, and photo. The name and address must match the information on record with the HOA. A homeowner shall not provide the combination to another person.

The second access gates are secured by keyed padlocks. A homeowner in good standing may obtain a key from the property management company in person, Monday-Friday, 9 am - 5 pm. The homeowner shall complete the application on the reverse side of this document and provide a \$50.00 key deposit. The homeowner shall provide a valid government issued photo ID with the homeowner's name, address, and photo. The name and address must match the information on record with the HOA. If a key is being obtained for a renter, a homeowner shall also provide the renter's information. The homeowner is responsible for going over the rules with the renter. A homeowner shall provide the property management company with updated contact information. Homeowners are entitled to one key per household. A homeowner shall not make a copy of a key and shall not provide a key to another person. A homeowner shall notify the property management company immediately, if a key is lost or stolen. A homeowner is responsible for the replacement cost for a lost key, including new locks and complete key replacement (approximate replacement cost is in excess of \$500). A key is the property of the HOA, and a homeowner shall return the key to the property management company within 7 days, if the homeowner no longer owns property in Chestnut Hill Plantation. The homeowner's key deposit will be refunded upon the key's return.

The access gates have latches that catch and hold the gates in place while the gates are closed and opened. The gates must be closed and locked after entering and exiting. A gate shall not be left open or left unlocked at any time. A person who intentionally damages or vandalizes the gates will be prosecuted.

A vehicle parked at a common area must have a valid HOA placard hanging from the vehicle's rearview mirror. A vehicle without a placard is subject to be towed at the owner's expense. Overnight parking at the common areas is prohibited.

A violation of rules by a homeowner, household member, or renter may result in the homeowner being fined, forfeiting the deposit, suspension or revocation of HOA privileges, and other appropriate action.

Questions? Contact: Halcyon Real Estate Services, 7210 Broad River Road (Suite I), Irmo, SC, 29063
(803) 732-9644 halcyon@halcyonres.com

HOMEOWNER'S NAME:

_____ **First** _____ **Last**

RENTER'S NAME:

_____ **First** _____ **Last**

HOUSEHOLD MEMBERS' NAMES (Homeowners / Renters):

_____ **First** _____ **Last**

HOMEOWNER'S CHP ADDRESS:

OTHER ADDRESS:

HOMEOWNER'S PHONE #:

_____ **Home** _____ **Mobile**

RENTER'S PHONE #:

_____ **Home** _____ **Mobile**

HOMEOWNER'S EMAIL ADDRESS:

RENTER'S EMAIL ADDRESS:

VEHICLES (Homeowners / Renters):

<u>Make</u>	<u>Model</u>	<u>Tag #</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

I have read the rules adjoining this application and will abide by such rules. I understand that a violation of the rules by a homeowner, household member, renter, or accompanying guest, or the providing of false information, may result in an arrest, fine, the loss of my deposit, the suspension or revocation of my CHP HOA privileges, and other appropriate action. I understand that I must keep this information current.

HOMEOWNER'S SIGNATURE: _____ **DATE:** _____

FOR CHP HOA USE ONLY:

ADDRESS VERIFIED: _____ **ID VERIFIED/COPIED:** _____

DUES PAID: _____ **PRIVILEGES CHECKED:** _____

DEPOSIT PAID: _____ **KEY ISSUED:** _____ **DATE:** _____ **EMPLOYEE:** _____

KEY RETURNED: _____ **DEPOSIT RETURNED:** _____ **DATE:** _____ **EMPLOYEE:** _____