



Patrick Square



Patrick Square Owners Association, Inc.

COMMUNITY RULES & REGULATIONS

Revised in Fall of 2026

Overview

Association Members and lessees, for the purposes of this document, will be referred to as “**Residents.**” Invitees and guests of Residents will henceforth be referred to as “**Guests.**”

The Board of Directors of Patrick Square Owners Association, Inc. has established the following rules and regulations for the use and enjoyment of the Patrick Square Community. These rules and regulations are key to preserving the value of the amenities for the common good of all residents and guests, are subject to change by the Board of Directors as they deem necessary and will be enforced uniformly. All residents and guests are entitled to use certain Common Property, and facilities shall comply with these regulations. All Residents are responsible for the actions of their guests/invitees at all times while on common property and are responsible for informing guests of these rules and regulations. Nothing contained in these rules will serve to take precedence over the governing documents of the Patrick Square Owners Association, and the governing documents take precedence over any contradictory or interpretive issues.

The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

Rentals

Leasing a residence is allowed but must be for a period of no less than 1 year. Short term rentals such as Airbnb and VRBO rentals or monthly rentals are not permitted at any time. Violations of the leasing/rental policy will result in daily fines.

Access

Patrick Square is a private community. Regulations concerning access control to community amenities are designed to protect and promote a private community environment. The Patrick Square Management is authorized to establish reasonable procedures for the administration of community access devices.

1. Amenity access devices are the responsibility of the applicable lot owner. A lot owner may provide his or her access device to a responsible guest, 16 years or older, for use of the facilities, provided the lot owner has advised the guest of these rules and regulations. Only one (1) access device per Lot is provided. A second device may be requested and provided at a cost determined by the Board of Directors.

2. If an access device is lost or stolen, a replacement device may be purchased from the Association. The lost or stolen device must be reported to the Patrick Square Community and will be deactivated in the system so it will no longer operate.
3. When a home is leased, it is the responsibility of the resident to provide their tenant with the access device assigned to the home as well as these rules and regulations.

COMMON PROPERTY

This section refers to areas of Patrick Square that are owned by the Association, including without limitations the community garden, playground, pond, pools, and footpath as well as the grassy areas between the sidewalks and roadway. The establishment of standards for the use of Common Property serves to preserve and protect those areas for the benefit of all Association members. The Common Property is not to be used by any Resident or Guest for any purpose other than that which it was designed and intended.

1. The sidewalks, entrances, passages, and like portions of the Common Property shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Common Property; nor shall any carts, bicycles, carriages, chairs, tables or any other personal objects be stored therein, except in areas (if any) designated for such purposes.
2. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the Common Property, except signs used or approved by the Board of Directors.
3. Children are the direct responsibility of their parents or legal guardians while within the Common Property and are expected to fully comply with these rules and regulations and all other rules and regulations of the Association.
4. Loud/disruptive noises on Common Property will not be tolerated. Excessive noise which offends a resident should be reported to the Association Community Manager. If there is a dangerous situation outside of normal business hours, the Clemson City Police should be called.
5. Smoking is prohibited in all areas of the Association's Common Property.
6. All vehicles, including e-bikes, golf carts, and motorized vehicles shall follow posted speed limits and obey all City, County, and State traffic ordinances.
7. Fire pits are for the use of adults only and must be turned off after use.

Lake House and Foothills Pavilion Rules

The Lake House and Foothills Pavilion rules and regulations were established by the Board of Directors so that residents may safely share the facilities in cooperation with each other.

1. Minors in or about the Lake House and Foothills Pavilion facility are the direct responsibility of their parents and legal guardians. Compliance with all established use guidelines is required. **All children under fourteen (14) years of age must be accompanied and supervised by a parent, or guardian, or responsible adult age 18 and over.** Employees and/or subcontractors of the Association are not responsible for the supervision of children of residents or guests.
2. Food products left in the refrigerator will be disposed of on a weekly basis.
3. Residents using the kitchen facilities and community grills are required to clean up after themselves.
4. Billiard equipment is not to be removed from the billiard room. Please use the equipment responsibly and report any misuse or abuse to the Association Community Manager.
5. Any belongings left unattended in or around the Lake House and Foothills Pavilion and pool areas will be collected and held by the Association. Any belongings not claimed within 30 days may be disposed of or donated to a local charity.
6. All persons entering the Lake House and Foothills Pavilion must be appropriately attired, including cover-ups over bathing suits and footwear. No one wearing a wet suit may enter the Lake House or Foothills Pavilion.
7. Alcohol shall not be left in or stored the Lake House or Foothills Pavilion complexes.
8. Residents and guests must park in designated/marked parking spaces.

Reserving the Lake House or Foothills Pavilion

The Board of Directors recognizes that from time-to-time residents may wish to utilize the Lake House or Foothills Pavilion for private functions. The Fitness Center, pools, and patio areas are not available for private use and cannot be reserved. The Board has established standards and procedures for private reservations. It is also the Board's intention to balance private functions so the amenities will be sufficiently available for the use and enjoyment of all residents. Schedules for Association authorized and sanctioned events will take precedence over private functions. **All reservations for use of the PSOA facilities must be approved and coordinated through the Community Manager.**

A resident may entertain a **maximum of 10 guests** in the Lake House or Foothills Pavilion without having to enter into a private party agreement with the Association, provided no other events are scheduled for the Lake House or Foothills Pavillion and they abide by rules and the kitchen rules posted on the kitchen bulletin board.

The Social Area of the Lake House and Foothills Pavilion may be reserved for private functions by residents subject to the conditions set forth below.

1. The pool, including pool deck and covered patio area, may not be reserved.

2. Reservations may not be made more than three months (90 days) in advance.
3. Reservations are on a first-come, first-serve basis.
4. Private functions held at the Lake House and Foothills Pavilion will be limited to six hours including set up and cleanup.
5. A resident may reserve social areas of the Lake House and Foothills Pavilion for private functions no more than two (2) times per calendar year.
6. A Private Party Agreement must be executed by the resident desiring to reserve for a private function. The function must be hosted and attended by that resident, who will be held responsible for the conduct of his/her guests. All provisions of the private function reservation agreement must be met.
7. A refundable deposit in the amount of \$500 for the Lake House or Foothills Pavilion reservation is required a minimum of five (5) business days in advance of the function. In addition to the deposit, a non-refundable fee of \$50 will be required for private events. This fee will be added to your homeowner account at the time of reserving the date on the calendar.
8. Post-function cleanup is the responsibility of the resident host. Failure to properly clean the area will result in the loss of the deposit.
9. The facilities cannot be reserved for commercial purposes, including fundraising events, merchandise parties, and business events. However, they may be reserved for purposes sponsored or sanctioned by the board.
10. The Clubhouse and other amenities cannot be used for money raising purposes by an individual or organization other than the association.
11. No political, religious, commercial, or outside organization is permitted use of the Clubhouse and other amenities, even if a homeowner/tenant is a member of the organization.

Pool Rules

The swimming pool is subject to inspections and regulation by the local regulatory authority. All rules and regulations are established to maintain the pool and its use in a safe and clean manner. Each household is limited to a maximum of five (5) guests. Guests must be accompanied by a responsible adult with the resident's access device. Residents and guests are required to use the pool and deck in a safe and courteous manner so as not to infringe on the use of the pool by other residents and guests.

The following rules are required by DHEC and are posted at each pool entrance and in the pool deck area.

1. There shall no solo bathing.
2. There shall be NO RUNNING, boisterous or rough play.

3. No person under the influence of alcohol or drugs shall use the pool.
4. There shall be no spitting or blowing nose in the pool.
5. No persons with diarrhea illness or nausea shall enter the pool.
6. Persons with skin, eye, ear, or respiratory infections shall not enter the pool.
7. Persons with open lesions or wounds shall not enter the pool.
8. No glass containers of any kind are allowed in the pool or on the pool deck.
9. No animals or pets are allowed in the pool enclosure.
10. No children shall be in the pool without adult supervision.
11. Please take a shower before entering the pool.
12. The pool is open from dawn to dusk.
13. The maximum number of swimmers allowed in the pool is 199.
14. A first aid/emergency kit is located in the Fitness Center.
15. An emergency phone is located in the Fitness Center.
16. Lifesaving equipment is located deck side.
17. NO DIVING ALLOWED.

In addition, the following rules and regulations have been adopted by the Board of Directors.

18. NO LIFEGUARD IS ON DUTY. RESIDENTS AND GUESTS USE THE SWIMMING POOL AT THEIR OWN RISK.
19. Children under age 14 must be accompanied and supervised on the premises by a responsible adult age 18 or older at all times while in the pool area.
20. The swimming pool will be open seasonally upon inspection and approval by DHEC.
21. Hours of operation are dawn to dusk with short closures for routine cleaning and maintenance.
22. ABSOLUTELY NO DIVING IN THE POOL AT ANY TIME.
23. NO RUNNING in the pool area.
24. No food or drink in the pool.
25. Alcohol is not permitted in the pool area or pool deck at the Lake House or Foothills Pavilion.
26. When using sound producing equipment, be respectful of others using the pool.
27. No female topless sunbathing.
28. Incontinent persons and children who are not toilet trained must wear proper swim attire that is designed to protect against leakage while in the pool.
29. Deck furniture is not to be placed in the pool under any circumstances.
30. Deck furniture is not to be removed from the pool area.
31. Deck furniture is to be returned to its original position after use.
32. Umbrellas are to be returned to their closed position after use.

33. Cover deck furniture with a towel when using suntan lotion or oil.
34. Residents are requested to use flotation devices in a courteous manner so as not to infringe on the use of the pool by others. Floats and other toys are to be removed from the water when not in use.
35. Any personal belongings left unattended in or around the pool deck area will be collected and held by the onsite Community Manager. Any belongings not claimed within 30 days may be disposed of or donated to a local charity.

RANDOM CHECKS WILL BE CONDUCTED BY THE ON-SITE COMMUNITY MANAGER TO ENSURE POOL RULES AND REGULATIONS ARE FOLLOWED.

Fitness Center Rules

1. The Fitness Center will be available to residents and guests from 5:00 AM to 10:00 PM.
2. Residents and guests operate the fitness equipment at their own risk. Improper use of equipment could result in injury.
3. Persons unfamiliar with equipment should consult the equipment manuals provided and posted instructions as to its use.
4. Children under the age of 14 may not use the fitness center equipment Children between the ages of 14 and 17 may use the equipment with a signed waiver available from the Community Manager.
5. Everyone must wear appropriate clothing including tops and appropriate footwear when using the fitness center equipment.
6. No wet bathing suits permitted.
7. Gym wipes are provided to be used to wipe off the equipment after use.
8. Headphones are required to be used with personal sound producing equipment. Television sets must be operated at a reasonable audio level as to not produce annoyance to other residents.
9. Residents who may wish to donate gym equipment must first obtain permission from the Board.
10. A **maximum of 3 guests** per resident are allowed at a time.

Pets

Pets are important and beloved members of many families. A vital element in allowing pet ownership in a community is the establishment of firm guidelines to ensure that one resident's rights to keep a pet does not infringe on another resident's right to peaceful enjoyment of his home. These standards also serve to protect and preserve the common property of Patrick Square.

1. In no event shall a dog or cat ever be allowed to be walked or taken on or about any recreational facilities (Lake House, Foothills Pavilion, or adjacent decks, and pools).
2. Pets must be leashed at all times while outdoors in Patrick Square in accordance with the City of Clemson Ordinance except when securely fenced or contained on residents' lots.
3. Pet owners must pick up all solid waste from their pets and dispose of such waste appropriately.
4. No more than two (2) dogs or cats per lot.
5. Aggressive dogs are not permitted. Violations should be reported to the Community Manager and the City of Clemson Police Department.
6. The solid and liquid waste of pets is restricted to the Common Property areas of Patrick Square including the Common Property between sidewalks and the roadway. Pet solid and liquid waste is not allowed on a resident's property other than the pet owner's property.

Maintenance & Appearance of Homeowners' Property

In order to maintain the integrity of the Patrick Square community, it is the responsibility of property owners to maintain his or her property, all structures, fencing, irrigation systems, parking areas, landscaping, and other flora, in a neat and orderly manner consistent with the community-wide standards and Patrick Square rules and Covenants and By-Laws. Townhomes and villa owners are exempt from irrigation and landscaping responsibilities.

Owners shall maintain their lot in a neat and orderly condition including, but not limited to, the following items.

1. Beds shall be mulched and weeded.
2. There shall be no dumping of grass clippings, leaves, or other debris from the owner's lot on any common areas or green spaces, or protected wetlands between Snider Lane and Poe Street.
3. Rubbish, trash, and garbage, shall be placed in appropriate containers.
4. All garbage cans and recycling bins shall be screened or concealed from the view of neighboring property and streets.
5. Garbage-containers shall be removed from street/alley within 24 hours of scheduled collection.
6. Any trailer, including any utility trailer or boat trailer shall be stored or parked in an enclosed garage when not in use.
7. Recreational vehicles shall be parked only in the owner's garage. Recreational vehicles include but are not limited to boats, jet skis or other watercraft, trailers, or

other towed vehicles, motorcycles, mini-bikes, scooters, go-carts, golf carts, campers, box trucks, and vehicles designed for tailgating.

8. Guests of an owner or occupant may park a recreational vehicle on the driveway serving such owner or occupant's lot no more than 7 days each calendar year but not to exceed 24 hours at any one time.
9. Residents must comply with all City of Clemson Ordinances.

Penalties

In accordance with Article VII of the BY-LAWS OF THE PATRICK SQUARE OWNERS' ASSOCIATION, INC., failure by Owner, a member of his/her family, or any occupant, tenant, employee, guest or invitee of the Owner to comply with the rules and regulations as set forth herein is subject to the following penalties.

1. Verbal notice and/or warning by the Community Manager or the Board of Directors.
2. Written notice or warning by the Community Manager or the Board of Directors.
3. Suspension of use of any or all Common areas for 30 days or as deemed otherwise appropriate by the Community Manager, the Board of Directors, or its designee.
4. Other penalties as deemed appropriate by the board or its designee.

Penalties for failure to maintain property will be assessed consistently with Patrick Square Covenants and By-Laws. Owners will be notified in writing by mail specifying violation and the time frame within which the violation must be corrected. Notice will include an appeals process.

Failure to correct the violation within the time specified in the notice will result in **assessment of fines** in accordance with Patrick Square By-Laws, Article VII, Section 3 (\$10 per day, \$25 per day for a second violation of the same rules or regulations, and \$100 per day for a third or subsequent violation).

If an owner fails to perform the Owners maintenance responsibilities, the Patrick Square Owners Association may perform such maintenance and assess all costs incurred plus ten percent (10%) administration fee against Owner in accordance with Covenants and By-Laws.

Concerns over failure to adhere to these rules and regulations should be communicated to the Community Manager via email, with a photo if practical.