

CAPITOL PLACES V CONDOMINIUM ASSOCIATION

Policy Title

Common Area Use

Policy Number

7.0

Scope of Policy

1520 Main Street, Columbia, South Carolina 29201

1530 Main Street, Columbia, South Carolina 29201

Responsible Party

Capitol Places V Condominium Association Board of Directors

Final authority on this and any policy adopted by the Board rests with the CPV Master Deed.

Purpose

To promote the secure and the peaceable enjoyment of property and upkeep of shared spaces.

Policy Statement

Per Master Deed section 3.4, section D, the common area will be used in accordance with the intended purposes without hindering the exercise of or encroaching upon the rights of other owners. The Board of Directors will determine the purpose for which part of a common area is intended to be used.

1. Common areas in 1520 Main Street include: the mailroom, “Kress” courtyard, elevator, ground level lobby, stairwells, and all hallways. In 1530 Main Street: stairwell accessing Units A and B.
2. Access to common areas for purposes of repair or maintenance must be approved by the Board of Directors or the HOA management company 48 hours prior to entry.
3. All interior common areas shall be clear of personal property. No personal property storage is allowed in any common area. Furniture, plants, and other accessories enhancing hallways are the property of the CPV Condominium Association. Any unit owner wishing to add furniture, plants, and other accessories to any hallway or lobby must receive permission from the Board of Directors. Exceptions are individual unit door decorations and door mats, both of which should adhere to the appropriateness standard as stated in CPV Policy 1.0 Hallway Art.
4. Personal property left in common areas is subject to removal and disposal by the Board of Directors. A warning will be issued before such action is taken.
5. CPV Policy 1.0 Hallway Art and CPV Policy 2.0 Signs will be enforced in common areas.
6. Bicycle storage on the lowest level of each stairwell in 1520 Main Street is permitted. The Association is not responsible for storage and owners assume the risk personally.
7. The courtyard should be kept clean and used only by owners or their tenants. Guests should be accompanied. All courtyard furniture, planters, and the grill are the property of the CPV Condominium Association. CPV Policy 2.0 Signs, CPV Policy 3.0 Pets, and CPV Policy 4.0 Smoking will be enforced.

History of Revisions

January 14, 2024

New Policy