

Gum Branch Square II

RULES AND REGULATIONS

REGULATION #1: PARKING

- a) Owners, lessees, and their employees shall utilize parking facilities to the rear or side of the unit and/or building which they occupy. If Parking facilities are inadequate at that location, the parking area closest to Gum Branch Road should be utilized.
- b) Handicapped spaces shall be clearly marked on the asphalt, and shall be reserved for use by those persons displaying a handicapped license tag issued by the N.C. Department of Transportation or persons with obvious disabilities.
- c) Delivery or supply trucks and vehicles shall utilize rear parking areas. Deliveries of supplies and equipment should be made to the rear entrance of a unit.

(Comment: It is the intent of this provision to insure adequate parking for business, visitors at the locations close to businesses and offices which they visit. No restricted or reserved parking except handicapped spaces as marked, shall be established until and unless needs dictate in the future. Owners and lessees are encouraged to remind all visitors and employees to respect the, proper use of handicapped spaces.)

REGULATION #2: SIGNS

- a) Owners, lessees, and their employees shall not display any advertising sign, sign designating occupants of buildings, a for sale or for rent sign or any other sign, on any of the project property, including the exterior of any unit or building, in windows, on the grounds, sidewalks or parking lots or any other location, except as set out below.
- b) Owners, only, of any unit or building may display a sign, in a form and the Board from time to time, which may indicate only the occupant, and suite number, may approve size as. Signs shall be brown in color, uniform in size (25" x 7"), on each exterior, shall not exceed two (2) in number on each building (one per condominium unit or suite) and each shall be placed one above the other at a location determined by the Board. The Board shall approve the sign particulars and location, installation and removal in advance, or a Board designated thereof. It shall be the intent of the Board to maintain uniformity in type, size, placement and other particularities as to signs.
- c) The cost of any sign, its installation, removal and any damage or repair to the building shall be a cost to the unit owner, and may be assessed against the unit number and collected like any other assessment. Responsibility may not be delegated to a tenant.
- d) An owner of a unit, which is vacant and held for sale or rental, may display a sign that may state the words AVAILABLE FOR SALE/RENT and may indicate a phone number. All other restrictions including but not limited to size, color, shape, and approval prior to installation shall apply as set out above.
- e) This regulation shall be effective upon adoption.

ADOPTED BY THE BOARD JANUARY 13, 1988

AMENDMENT TO REGULATION AS OF JULY 12, 1989:

Regulation #2 - adopted January 13, 1988 shall be amended to read as follows:

REGULATION #2: SIGNS

- a) Owners, lessees, and their employees shall not display any advertising sign, sign designating occupants of buildings, a for sale or for rent sign or any other sign, on any of the project property, including the exterior of any unit or building, in widows, on the grounds, sidewalks or parking lots or any other location, except as set out below.
- b) Owners only, of any unit or building may display a sign, in a form and size as may be approved by the Board-from time to time, which may indicate only the occupant name and suite number. Signs shall be brown in color, uniform in size (25" x 7"), on each exterior, shall not exceed two (2) in number on each building (one per condominium unit or suite) and each shall be placed one above the other at a location determined by the Board. The Board shall approve the sign particulars and location, installation and removal in advance, or a Board designated member thereof. The Board upon request may grant a variance as to the actual size or other matters if particular circumstances require. It shall be the intent of the Board to maintain uniformity in type, size, placement and other particularities as to signs.
- c) The cost of any sign, its installation, removal and any damage or repair to the building shall be a cost to the unit owner, and may be assessed against the unit owner and collected like any other assessment. Responsibility may not be delegated to a tenant.
- d) An owner of a unit, which is vacant and held for sale or rental, may display a sign that may state the words AVAILABLE FOR SALE/RENT and may indicate a phone number. All other restrictions including but not limited to size, color, shape, and approval prior to installation shall apply as set out above.
- e) This regulation shall be effective upon adoption.

ADOPTED BY THE BOARD July 12, 1989.

REGULATION #3: SKATEBOARDS

- a) Owners, lessees and their employees shall not allow the use of skateboards by same or any other person on the project property.
- b) This regulation shall be effective upon adoption.

(Comment: It is the intent of this provision to insure safety of all persons on the project property. It is recognized that there exists heavy automobile and other vehicular traffic on the project property both during the week and at times on weekends. Restrictions against the use by any persons of skateboard will enhance the safety of all persons and

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eliminates possible liability, claims against the association and owners. Owners and lessees are encouraged and requested to ask all persons utilizing skateboards on the premises to leave the premises or telephone the police to remove persons violating this restriction.)

ADOPTED BY THE BOARD SEPTEMBER 13, 1998.

REGULATION #4:

Section 1: Deliveries

Delivery of products, supplies, tools, equipment, appliances or similar materials to front doors are discouraged and should be made to the rear entrance doors of the business.

Section 2: Door-to-Door Solicitation

Solicitation for any purpose on the properties of Gum Branch Square II, including parking lots or other common area, and the door-to-door solicitation of occupants or persons on the premises or in any unit at Gum Branch Square II are prohibited.

Section 3. Right of First Refusal Upon Sale

The Restrictive Covenants require that prior to sale or lease, the owner shall submit the sales contract and/or lease to the Association. The Association has a "right of first refusal" to purchase the unit or to lease the unit upon the same terms as the owner has obtained in the contract.

Section 4. Leases

All leases are required by the Restrictive Covenants to be filed with the Association in order to have some review of the kinds of business activity in Gum Branch Square II. Noting that some tenant uses have in the past been inconsistent with the business theme of Gum Branch Square II, the Board has requested that the management company ask for strict compliance with these requirements.

Section 5. Business Uses

(a) List of permitted uses.

- Accounting office
- Advertising business office
- Answering service
- Architect office
- Audiologist office
- Broker office
- Building (general) contractor office
- Business consultant office
- Church business office
- Computer consultant office
- Courier service
- Credit counseling service
- Cruise/travel agent office
- Dentist office
- Employment counseling office
- Family counseling office
- Financial office
- General sales business office (excluding on site sales of products)
- Home inspection service
- Insurance adjuster
- Insurance office
- Interior decorator/designer
- Law Office
- Medical or dental office
- Medical related therapist (respiratory, physical, occupational)
- Mortgage Company
- Psychologist office
- Primary Care medical office
- Real Estate sales office
- Vision or eyeglass office

(b) Non Permitted Uses.

By way of example only, and not intending to list all non-permitted uses, the following uses are provided for review as uses found by the Board to not be traditional business uses following the business theme of Gum Branch Square II.

- Beauty shop
- Barbershop
- Church
- Dog grooming
- Dog kennel
- Laundry service
- Music studio/lessons studio
- Recording studio
- Tattoo parlor
- Uses that require major changes in a utility service (plumbing/electrical)
- Uses which cause smells or noise or vibration