



RULES AND REGULATIONS

1.0 GENERAL

- 1.1 Owners are legally and financially responsible for the actions of their guests and renters
- 1.2 Quiet time from 10 pm to 8 am

2.0 VEHICLES

- 2.1 No vehicle parking on sidewalks or streets
- 2.2 Vehicles may not park in grass
- 2.3 Boats, trailers, recreational vehicles, and similar vehicles are not permitted
- 2.4 Each Unit is allowed only 2 parking spaces
- 2.5 Vehicle maintenance / repair after 8 pm is not permitted in parking areas
- 2.6 Vehicles must be in legal drive-able condition with license plate and current registration
- 2.7 Vehicles in violation may be towed. The vehicle would receive a warning sticker with the deadline time for towing. The vehicle owner is responsible for the towing fee.

3.0 PETS

- 3.1 Pets must be on physical leash or carried when outside unit
- 3.2 Owners must clean up after their pets
- 3.3 Breeds considered aggressive are not permitted (ie, Rottweiler, Doberman, Pit Bull)
- 3.4 Dog are not allowed to be staked or tied up in yard if it can be seen from the road.
- 3.5 Dogs over 45lb are not permitted

4.0 LANDSCAPING

- 4.1 Owner modified landscaping must be maintained, bushes must remain inside planter and be trimmed below the bottom of the window, and trees must be trimmed and well-kept.

5.0 STORAGE

- 5.1 Bicycles, toys, or other personal property must not be left outside in the common areas or resident's yard overnight
- 5.2 Vehicles, haulers, campers, boats, etc. may not be stored at the association

6.0 OTHER

- 6.1 Garage sales are not allowed due to limited parking space
- 6.2 Garbage cans of all types are not authorized in any visible area within the neighborhood

7.0 RENTALS

- 7.1 Unit leases must have a minimum of 12 month
- 7.2 Subletting and/or multiple tenants in the same unit are not permitted
- 7.3 "For Rent" or "For Sale" signs are permitted but have to be professionally prepared and not larger than 6 square feet.

8.0 ARC APPROVAL REQUIRED

- 8.1 Exterior modifications to units, including painting (shutter, doors and garage doors required to match).
- 8.2 Addition of permanent structures, major landscaping
- 8.3 Fences of not more than six feet with materials list and diagram submitted
- 8.4 All antennas and satellite dishes must be approved by the ARC committee

9.0 FINES

- 9.1 Per NC statute, the association may impose a fine up to \$100 per day per violation
- 9.2 Owners will be notified of violations and given a hearing before the board with ten day notice before a fine is imposed
- 9.3 Late dues in excess of 90 days will incur a lien against the property (to include legal fees) and excessively late dues can result in foreclosure.