

# Lullwater Village HOA

## Rules and Regulations

### Amended 02/22/17

#### Introduction

These rules and Regulations are established to define the conduct expected of those who own and/or use the property. The intent is to ensure that Lullwater Village is an enjoyable place to be, and to protect and enhance the investment value of each homeowner. All present or future owners, tenants, or their employees or any other persons who might use the facilities of the Association in any manner are subject to the By-laws, Rules and Regulations of the Association.

Any owner, renter, or Lessee must be given a copy of the Rules and Regulations, and must agree to follow them while occupying any unit within Lullwater Village. Owners are responsible to see that renters or lessees are given copies of the Rules & Regulations.

**Maintenance Requests:** All maintenance requests must be submitted in writing. Only owners are permitted to submit a request for maintenance. Please read your HOA documents to become familiar with the items that the HOA is responsible to repair.

**Noise:** In a town home community we live in close proximity to one another so please be considerate of your neighbors. Noise levels should be kept to a minimum inside as well as outside your units. City Ordinance says that during the week after 11:00 pm all noise should cease and weekends the noise curfew is 12:00 am. If you have issues with noise, please feel free to call 911 to request an officer to handle the disturbance. Then report the incident to the Management Company in writing so that the owner of the unit can be issued a violation notice.

**Nuisances:** No noxious or offensive activity shall be allowed, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. This includes Yard Sales.

**Parking:** No boat, camper, trailer, immobile or unlicensed vehicle shall be permitted to remain on the property. No vehicles are allowed to park on or traverse any portion of the grass or park in the street (except in the marked spaces adjacent to Franklin Avenue). There are to be only two cars on a pad unless the pad has been enlarged under the ARC process and only perpendicular to the street. This rule will be strictly enforced and towing will be immediate if this rule is broken. Anyone parking on a pad other than his or her own without the resident's permission may be towed immediately, without warning. Towing is always at the vehicle owner's expense.

**Visitor Parking:** There are 10 visitor parking spaces along Franklin Avenue. Any vehicle remaining in one of these spaces longer than one week is subject to towing. Vehicles must have a card visible through the windshield identifying the unit responsible and contact phone number.

**Pets:** City Ordinance and Lullwater Village Rules require that ALL pets be kept on a leash at all times when outside and that all owners clean up after their pets; feces may not be left behind. Anyone found not in compliance with this rule will be immediately fined. Any pets not having current tags may be removed by animal control. Exotic pets require prior board approval. Farm animals and poultry are prohibited. No outdoor pens or chaining is allowed. Pets must not be allowed to become nuisances.

**Trash:** All household refuse MUST be placed in plastic bags with the tops tied and placed inside the trash container for pickup. If the trash container is full, never place bags outside the trash container. All boxes must be broken down and placed inside the trash container. Trash containers must be behind your outside storage in the recessed area near the power meters or in the fenced area of the patio. Bins can be brought to the curb one (1) day prior to pickup and returned by close of the day after the pickup day. USED FURNITURE, APPLIANCES AND OTHER LARGE ITEMS MUST NOT BE PLACED AT THE ROAD, UNLESS YOU HAVE ARRANGED FOR PICK UP WITHIN 48 HOURS. You may be charged hauling fees and/or fines if in violation. Large item pickups can be scheduled through the City at 910/341-7875. The city will not pick up such items unless called at least the day before. Additional pick up day is regular trash day only.

**Cigarette Butts:** Please do not discard in any of the common areas. Otherwise clean up fees and violation fines will be added to your account.

**Grills and Tiki Torches:** Grilling on any front porch or within ten feet of the building is prohibited by NC State Law as well as these Rules. If grilling on a front porch is observed, the appropriate authorities should immediately be contacted, and a fine may be imposed by the HOA. Storing a grill on the front porch is also prohibited. Grills are allowed on patios in a well-kept manner. When finished using your grill, make certain that the fire has been

completely put out and that the grill is stored in the rear patio area and in a safe place, out of reach from children and vandals.

**Patios:** Do not drape any items over the railing. Items stored outside the railing and in the common area are a violation and may be immediately removed without warning. There is to be no trash stored on the back patio areas. If there is trash or other articles, the Association may have this cleaned out at the owner's expense. All landscaping in this area is the responsibility of the individual owners.

**Porches:** Items cannot be stored on Front Porches. There are to be no signs placed on the front porches. Empty plant containers or containers with dead plants must be removed and stored inside or on the patio.

**Windows:** Front windows shall have white or off-white horizontal Venetian or plantation blinds or accordion fold shades in good repair. Anything else must be approved by the board. The blinds may be raised to the extent the windows are open, but otherwise shall be extended, either open or closed. Front windows shall be all screened or all unscreened and must be kept in good repair. Window air conditioners are prohibited except for a short period while the heat pump is being repaired or replaced. Notify the Management Company when this is the case and for how long. Anything beyond the next board meeting requires specific board approval.

**Plantings:** Anything planted in the common areas without permission from the Board of Directors may be removed. This includes those areas in the front and rear of the individual units outside the patio. Flowers or ornamentals will usually be approved if planted in the mulched areas, but become part of the common area.

**Signs:** One allowed in one window of a unit, not in the common areas, and only if the sign is a 'for rent' or 'for sale' sign. Alarm system medallions and decals are permitted.

**Unit Exteriors:** No changes or additions may be made without approval from the Board of Directors. Only US Flags in good condition are allowed to be attached to the porch posts of the buildings, not to the siding. Recreational equipment and toys are to be stored out of sight when not in active use. Garden hoses must be stored out of sight or coiled neatly behind the bushes when not in active use.

**Damages:** The owner shall be liable for any damages to the common areas, landscaping, recreational facilities and parking areas. This includes building exteriors.

**Skateboarding:** Skate boarding is not allowed on the property. There will be an immediate fine for this behavior.

**Bicycle Riding:** Is not permitted on the road (excepting arrivals and departures) or between cars. If residents or guests are caught riding bikes on the road or between parked cars the owner will be responsible for any damages to the parked cars.

**Street Playing:** There will be no playing in the streets this includes child play, ball of any kind or Frisbee. Note there are green areas in the center of the community and behind peripheral units for this type of activity. Have fun, but stay safe.

**Pool:** All posted and published rules must be observed. Open from 9:00 am to dusk, i.e. the end of civil twilight, during the pool season. Use after dusk is unsafe and illegal. Anyone using the pool when it is not open may be charged with trespass in addition to an HOA fine. There is to be **absolutely no glass** in the pool area. Any broken glass would require draining and thoroughly cleaning the pool as tiny shards could be stirred into the water column and could blind a swimmer.

**Satellite Dishes:** Small satellite dishes may be placed on the back patio, but not attached to the building or fence. If the satellites are not visible from the patio, a neighboring patio may be used with the owner's permission if a letter to that effect is filed with the management company. As a last resort only, a dish may be placed as inconspicuously as feasible on the front patio mostly below the level of the railing. Such a dish may not be attached to the building or railing. A letter must be filed with the management company stating that this was the only feasible location. Disused dishes must be immediately removed. This is to prevent the needless proliferation of dishes. Satellite TV providers generally will not reuse an existing dish. Any unit with more than one dish will be in violation unless there is a letter on file explaining how each is currently used. Similarly, any vacant unit without a letter on file will be in violation.

**Short Term Rentals Prohibited:** Rentals of less than 30 days are considered both a nuisance and a non-residential use. Renting a unit or offering one for rent on such terms is a violation each day it persists.

#### **Fine Schedule:**

1<sup>st</sup> – Violation: Warning letter from the Association, except as noted above, or for flagrant or extreme violations.

2<sup>nd</sup> - \$50.00 fine. Notice letter sent advising of right to a hearing prior to imposition.

Then \$50.00 per day of continuance or recurrence.