

**SAVANNAH COURT CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC**  
**Rules and Regulations – Effective August, 1, 2002**

1. When moving in, new residents shall have their carton and other refuse hauled off or break down all carton and deposit and placed inside the dumpsters.
2. All garbage shall be put in plastic bags, securely tied and deposited in the dumpsters.
3. Pets are discouraged, but not prohibited. In compliance with Wilmington's City Ordinance, all pets taken outside for any reason shall be leashed. Walk pets off the premises. Should a pet eliminate on the premises, the pet owner shall clean up after it. Pets may not be left on decks unattended.
4. The personal property of resident shall be stored within the units with the exception of firewood. Decks shall not be used for storage.
5. Firewood stored on decks must be kept in metal stands allowing no wood to touch any building surface. Wood may be neatly stacked beside a building with the prior permission of the Board of Directors.
6. Nothing may be hung, attached to or left outside the units, including but not limited to, towels, clothing and laundry. All window and door treatments exposed to the outside shall be of subdued color and design. No alteration of the exterior of units or the appearance of units is permitted without written permission to the Board.
7. Each resident or his guest shall park only in that unit's designed parking spaces in front of the unit. Residents of a unit owning more than two vehicles must park the additional vehicles at the Centura Bank parking lot. Visitors must park at the side of buildings marked "visitor" which is only temporary parking. NO vehicle, which cannot operate on its own power, shall remain on the premises for more than 24 hours and no maintenance or repair of vehicles is permitted.
8. No unit owner shall permit a boat, trailer, camper, motor home, etc. to remain in any part of the common areas without prior written permission of the Board of Directors.
9. Outdoor cooking is prohibited on decks or under any covered roof. A \$50.00 fine will be assessed for any violation of this rule. Use your grills at least 10 feet behind your building. This is a state ordinance.
10. A fire extinguisher shall be kept in the kitchen area of each unit.
11. No sign, advertisement, notice or other lettering shall be displayed in or on any part of a unit or the common areas without prior written permission of the Board. Door to door solicitation is prohibited.
12. No inflammable, combustible, or explosive fluid, chemical or substance may be kept in any unit or limited common element assigned thereto except such as are required for normal household use.
13. No radio or television installation, or other wiring, shall be made without the written consent of the Board. Any antenna or aerial erected or installed on the roof or exterior walls of the building without the consent of the Board is subject to removal without notice and at the cost of the unit owner for whose benefit such installation was made.
14. Unit owners or guest shall not make or permit any disturbing noises that will interfere with the rights, comforts, or conveniences of other unit occupants. Be considerate of your neighbors and reduce all noise levels between 10 PM and 8 AM. Failure to comply will result in fines and/or law enforcement involvement. The Board at their discretion may elect to pursue legal eviction process of said tenants if resolution is not made.
15. Common areas must be kept unobstructed and not encumbered or used for any purposes other than ingress and egress to and from the premises.
16. Landscaping shall be protected at all times and any damages to it will be assessed against the unit owner's account.

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17. In compliance with Wilmington's City Ordinance, no more than three (3) unrelated people may reside in a unit at one time. Unit owners who rent/lease their units must do so for at least six (6) month period.
18. All unit owners shall be required to have fireplaces inspected yearly by a professional licensed chimney inspector to do cleaning and/or repair if necessary pursuant of NFPA Code 211. The Savannah Court Board recommends "All In Once Chimney Sweep" 910-298-0017, as this company has offered a special price to all owners for this service. All owners are required to have these inspections and repairs completed and reported back to the board, prior to each wood burning season.
19. Rules and Regulations which are violated by owners, guest, or tenants shall be subject to fines after the owner has been notified of the violation in writing and given two (2) weeks to comply with the Rules and Regulations. After the initial written notification, subsequent violations of the same rule will carry the follow:

2 <sup>nd</sup> offense	\$25
3 <sup>rd</sup> offense	\$50
4 <sup>th</sup> offense	\$75

Any owner or resident in violation of the Rules and Regulations may request a hearing before the Board of Directors, in writing, within fifteen (15) days. All inquiries should be sent to Archway HOA Management, LLC, Attention Jerry Barnes, Manager at 4603 Cedar Ave, Bldg#3, Suite 114, Wilmington, NC 28403, or phone 910-613-0808.

The Association Documents contain additional information relative to the operation of the Homeowners' Association and can be found in the Declaration of Condominiums of Savannah Court Condominiums as recorded in Book 1301 beginning with Page 0909 of the New Hanover County Registry. By Laws of Savannah Court Condominium Homeowner's Association as recorded in Book 1301 beginning with page 0950 of the New Hanover Registry. Articles of Incorporation of Savannah Court Condominium Homeowner's Association as recorded in Book 1301 beginning with page 0043 of the New Hanover County Registry.

**The Board of Directors has the right to make additional Rules and Regulations as may be required. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.**