

**RULES AND REGULATIONS
OF
OLDE TOWNE VILLAGE ASSOCIATION, INC.**

December 10, 2012

As stated in the Bylaws these Rules and Regulations are for the benefit of the majority of owners and they will be enforced to maintain your property values and for the benefit of those owners living here as well as those absentee owners. Our HOA will strictly enforce these rules and regulations for the benefit of each of you.

MOTOR VEHICLES

1. Each lot owner is authorized two (2) vehicles per household. Vehicle may not be a commercial type or off road with tires not factory designed for vehicle. Large oversized vehicles 6000 pounds or greater are not allowed. Vehicles must be currently state registered and inspected. Vehicles must be mechanically sound and not leak fluids upon the paving. A motorcycle will count as one of two authorized vehicles. Campers, trailers, and boats are not allowed due to the fact that parking is not available.
2. Speed limit is 5 mph within confines of the subdivision. Speeding is a Rule Violation.
3. Parking. Each lot is entitled to two (2) parking spaces within the subdivision. Each lot will be designated one (1) parking space as depicted with the house number painted on the paving. It will be a violation for anyone else to park in this Lots' space. The other space will be where ever the lot owner can find a space, except parking in another lot owner's designated space.

PETS

1. Each lot owner is authorized one (1) dog or (1) cat (according to present covenants). Pets should be non-vicious and not exceed 17 pounds. Present home owners in otherwise good standing with dues paid to date and no other violations may apply for waiver by the Board of Directors. The Board will consider each situation on a one-for-one basis. Keep in mind that we must lawfully protect our covenants. The Board of Directors does not have the authority to approve anything not allowed by North Carolina, Cumberland County, Fayetteville or Covenants or By-laws.
2. The association does not allow poisonous reptiles, wild animals, or farm animals.

4. Pets shall be confined to a leash when being exercised. It is a violation not to police up behind your pet/s.
5. No pet shall be left unattended or tied up on the patio; or staked out in the common areas. No pet shall be allowed to be loose on any common area.
6. Pets shall not be allowed to disturb your neighbor by excessive barking, etc.; or obnoxious smells/odors.

SECURITY

1. No loitering shall be allowed.
2. Tenant co-renting is not allowed.
3. Lot owner is responsible for their guests. Landlords are responsible for proper conduct of tenant occupants and guests.
4. Prior convicted felons or those on house arrest shall not be maintained by a lot owner.

SAFETY

1. Patios shall be kept clean and free of flammables, such as trash, gas cans, paint, grease, etc.
2. Gas grill bottles shall not be kept in storage rooms because of the gas flame hot water heater. The storage room must not be a fire hazard to place your neighbor in conceivable harm's way.

ARCHITECTURAL CONTROL

1. No exterior painting of home by lot owner is authorized.
2. A white mini blind or equivalent will show to the outside of windows. Colored blind, shade or curtains are not authorized.

pruned and otherwise properly maintained. Water hoses should be rolled up and kept on inside of patio.

4. Season displays are great and encouraged. Seasonal displays shall be promptly removed when display purpose is over.

5. For rent or sale signs shall be kept inside window of the home and shall not be displayed in yards or common areas. Only one sign is allowed.

LANDSCAPE

1. Trash should be broken down and placed either in the garbage bin or recycle bin.

2. Trash shall not be left to accumulate on porch or patio.

3. Trash of any kind shall not be deposited upon the common areas or your neighbor's yard.

4. Construction workers you hire must haul away construction waste or lot owner must do it. Construction trash may not be placed in the onsite dumpsters.

5. Tires, batteries, or electronics may not be placed in dumpsters.

6. Lot owner must keep their patio free of weeds and undergrowth.

Directors

Officers of the Corporation

Ronald W Smith

by, Ronald W Smith President

Faye Smith

by Faye Smith Secretary

[Signature]

Date signed:

December 10, 2012