

# HANDBOOK FOR LANDFALL CONDOMINIUMS

**Introduction:** This handbook is provided for the use of the homeowners and their tenants at Landfall Condominiums (the "Condominium"). It contains the policies, rules and regulations governing the use of the Landfall Condominium facilities, as well as general information of value to all residents. The recorded condo organizational documents prevail if they are in conflict with any information contained herein. This document has been proof read multiple times for errors; however, if something is discovered that you view to be incorrect, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of Landfall Condominium Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. This is necessary and very important, since a condominium community has many areas of common concern, which may over-ride an individual desires. Living in close proximity, means that any deterioration of a single condominium home may affect all homeowners. The association must protect the facilities for all to enjoy. These rules, regulations and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by law.

Therefore, the following Rules, Regulations and Guidelines have been officially adopted to cover the entire regime known as Landfall Condominiums. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules will be appreciated.

**For standardization, the term "resident" will apply to owners, their tenants, family members and all persons occupying a condominium home.**

**RULES & REGULATIONS**  
**FOR**  
**LANDFALL CONDOMINIUMS**

1. Residents and guests shall adhere to a 15 M.P.H. speed limit within Landfall Condominiums.
2. No boats, trailers, mobile homes or commercial vehicles etc... shall be permitted at the Condominium except in designated areas, if applicable. A vehicle that cannot operate on its own power on city streets shall not be permitted on the premises, and shall be subject to immediate towing. Vehicles may be washed only at designated water points, if applicable. Vehicular repair at the Condominium is prohibited. Oil/fuel leaks from vehicles will not be permitted, as petroleum products destroy asphalt surfaces. If leaks occur and damage is sustained, the homeowner responsible for the offending vehicle may be liable for repairs.
3. Vehicles shall not be operated or parked on unpaved areas of Landfall Condominiums. Parked vehicles will not block ingress or egress of other vehicles. Any vehicle blocking fire hydrants, mailboxes or trash dumpsters is subject to being towed immediately, without notice. Any towing fees or additional costs incurred for an attempt to pick up garbage will be borne by the homeowner responsible for the offending vehicle. Cars on blocks, junk cars and disabled vehicles are prohibited and any such vehicles are subject to immediate towing. Homeowner parking is assigned and vehicles parked in the assigned spaces must have the appropriate parking decal displayed in the front windshield of the vehicle. All visitors to the community must park in designated "visitor" parking.
4. Motorcycles and motorbikes may be used for ingress and egress only. Automobiles, motorcycles or motorbikes lacking fully operational mufflers will not be operated on the premises at any time. Motorized vehicles can be parked only in areas designated as vehicular parking areas. Vehicles shall not be parked on patios, lawns or other areas not designated as areas for vehicles.
5. The sidewalks, entrances, roadways and similar areas of the common elements shall not be obstructed or used for any purpose other than ingress and egress to the condominium. Residents shall not place any cars, bicycles, motorcycles, carriages, toys, chairs, barbeque grills, tables or any other similar objects on the sidewalks, entrances, roadways and similar areas of the common elements. Any

such items left unattended are subject to immediate removal and disposition. The Board of Directors and management assume no responsibility for such items.

6. No skateboards, bikes, tricycles, scooters or any wheeled vehicles of any kind are allowed on the sidewalks, breezeways or on Landfall landscaping. Ramps and jumps shall not be constructed, erected or placed anywhere on Landfall property, including roadways, grass and natural areas.
7. To maintain a uniform and pleasing appearance of the exterior of the building, no awnings, canopies, shutters, screens, glass enclosures, or projections will be attached to the outside of any part of the building without Association Board or Management authorization. No modifications or additions to exterior walls, windows or doors may be made without prior permission of the Board/Management. Use of "outdoor furniture" on patios and balconies is allowed but is limited to furniture that was manufactured specifically for outdoor use and must be maintained in good condition while outdoors.
8. Storm doors may be installed. Board/Management approval of the style and color must be obtained prior to installation.
9. The personal property of residents must be stored in their respective homes. Yard ornaments such as wagon wheels and plastic, concrete or ceramic figurines must be located inside the patio.
10. Homeowners are responsible for any damage done to their home or any home below or adjacent to their home as a result of water or other liquid leaking from their home into another's. This includes but is not limited to leaks from washing machines, dishwashers, icemakers, refrigerators, bathrooms and/or kitchen fixtures, waterbeds or from fire sprinkler heads located within individual homes. It does not include leaks from the fire sprinkler system, if applicable, that originate above individual homes, which are the responsibility of Landfall Condominium Association, Inc.
11. All refuse, waste, bottles, cans and garbage shall be securely contained in plastic bags and stored in trash containers in designated areas of the Condominium. No trash is to be left for any period of time in breezeways or on porches or patios. The trash dumpster doors must be kept closed. Boxes must be broken down for placement in the dumpsters and are not to be left beside or on top of the dumpsters. Residents are responsible for removal of large or bulky items, mattresses, appliances and all similar type items.
12. No resident shall allow anything to fall from the window, balcony, or doors of the premises. Residents shall not sweep on to the balcony or throw any liquids on the balcony floor. Residents shall be courteous of the people and personal property below them.

13. **Cigarette butts shall be disposed of properly and not tossed onto the grounds, parking areas, patios, breezeways or other common areas of the community.**
14. No resident shall place any aluminum foil, plastic or any reflective substance in any window, glass or door except those objects approved by the board of Directors for energy conservation purposes.
15. Where curtains other than white or off-white are hung, they must be lined, or "under draped" in all white or off-white facing the exterior.
16. **Any homeowner not living on the 1<sup>st</sup> floor condominium are prohibited from having a treadmill or any other device that may create friction between the floors or that produces a noise that can be heard by any adjoining condominium home.**
17. No resident, family member, guest, or invitee shall make or permit any disturbing noises in the building or the common area. Residents shall not engage in or permit any conduct by family members, guests or invitees that will interfere with the rights, comforts or conveniences of other residents.
18. Homeowner's are prohibited from cutting holes in the ceiling or wall of any condominium home to install audio, visual or any other equipment.
19. Residents shall not play or permit to be played any musical instrument, phonograph, television, radio, sound amplifier or other sound equipment in any home in such a manner as to disturb or annoy other residents. No resident shall conduct or permit to be conducted, vocal or instrumental instruction or practice at any time that disturbs other residents.
20. **MINIMUM VOLUMES OF ALL SOUND PRODUCING EQUIPMENT MUST BE MAINTAINED AT ALL TIMES, BUT ESPECIALLY BETWEEN THE HOURS OF 10:00 PM and 8:00 AM.**
21. No radio, television or other electronic device may be placed in any home that interferes with the television or radio reception of another home.
22. No exterior antennae or satellite dishes shall be permitted on the buildings, common elements or patio areas except small satellite dishes, not to exceed **20"** in diameter, which may be placed on rear patios & balconies provided they are **not** permanently attached to the building and do not protrude from the confines of the patio/balcony. **All satellite installations must be approved by the Board prior to installation.**
23. No tent or other temporary structure shall be erected on common areas unless approved by the Board of Directors.

24. There shall be no solicitation by any person anywhere in the Condominium Community for any cause, charity or any purpose unless specifically authorized by the Board of Directors.
25. No signs, advertisements, notices or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of a condominium home or Association property by any resident without written permission from the Board of Directors. Sale or lease signs shall not be affixed on the exterior of any building.
26. **Residents are not permitted on the roofs for any purpose, except as otherwise permitted by the Board of Directors. Residents and their guests are prohibited from climbing trees within the Landfall community.**
27. No noxious or unusual odors (including pet odors) shall be generated in such quantities that they permeate to other homes or the common area and become annoyances or become obnoxious to other residents. Normal cooking odors, reasonably generated, shall not be deemed a violation of this regulation.
28. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any home or on the common area.
29. Electric grills are the only grills allowed on the premises- to be used only in individual homes and on patio/balconies.
30. No Resident shall direct, supervise, or in any manner attempt to assert any control over the employees or contractors of the Association.
31. The maintenance, keeping, boarding and or raising (breeding) of animals, livestock, poultry or reptiles, with the exception of aquarium fish, is prohibited within any home or on the common area.
32. The keeping of dogs and cats shall be limited to not more than a TOTAL of two (2) per home of which neither may exceed a mature weight of 25 pounds (except medical assistance dogs), which must be registered at the Management office. All pets, to include cats, must be kept on a leash when outside the home. The N. C. State and Cumberland County Animal Control Regulation (C-C-C-3-29 Leash Law) will be strictly adhered to. All occupants of Landfall are encouraged to call the animal control department to help enforce this law. All solid matter left by the pet must be "picked up" and disposed of immediately and appropriately to prevent unsightly nuisance, unpleasant odor and sanitation problems. It is NOT the responsibility of the grounds keepers to police. It is the responsibility of the individual pet owners.
33. No pets shall be left on patios or balconies while residents are not at home, and no pets shall be left on any restraining device on Landfall landscaping. No pet is

to be left on the porch/patio at night. A "pooper scooper" or other means of immediately removing pet waste must be in possession of the pet owner at all times while walking his pet(s). Pets must be maintained in the pet owner's home. Pets are prohibited from entering other homes without invitation of the respective homeowner. This includes the patio area on the rear of the home.

34. Residents shall be liable for all damages to the buildings and/or grounds caused by receiving deliveries, or moving or removing furniture or other articles to or from their home, garage, or the buildings.
35. Children are the direct responsibility of their parents or legal guardians who must supervise them while they are within the Condominium Community. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of such children.
36. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations and changes made by letter from time to time.
37. No member of any family or his guests may go on or in any other home without the specific invitation of the owner or occupant. This includes the patio at the rear of the homes.

Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for damages, injunctive relief, fines imposed for infractions or any combination thereof.

Anything to the contrary notwithstanding, these rules and regulations shall not apply to the declarant, its agents or employees, or to the homes owned by the declarant until conveyed. All of these rules and regulations shall apply, however, to all other residents' even if not specifically so stated in this handbook. The board of directors shall be permitted (but not required) to grant relief to one or more residents from specific rules and regulations upon written request and good cause shown.

Payments of monthly assessments shall be made at a place designated by the Board of Directors. Payments made in the form of checks shall be made to the order of such party as the Treasurer shall designate. Payments of regular assessments are due on the first day of each month and if payments are 15 or more days late, they are subject to charges as provided.

The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time to time. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Condominium Association documents.

## **DO'S AND DON'TS OF LANDFALL CONDOMINIUMS**

### **DO:**

- Keep your pets confined and when not confined, on a leash. Cumberland County has a leash law. Pick up solid matter left behind immediately.
- Respect your neighbor's right to peace and quiet.
- Obey the 15 M.P.H. speed limits within the Landfall Condominium community.
- Protect the landscaping throughout the community.
- Take full responsibility for the actions of your children and guests.
- Volunteer your services. Communicate with Management and the Board. Get involved.
- Attend the Board meetings. This invitation is to anyone who is a homeowner at Landfall Condominiums.
- Pay your Association dues every month.
- Maintain your residence in good repair.
- Always notify your Association management company of phone number and address changes. If renting your home, make sure the Association management office knows your rental management information.

### **DON'T:**

- Leave garbage by doors or on balcony/porches/patios.
- Work on your car in the common area.
- Use or store any grill other than electric on your balcony/patio or in your storage rooms.
- Make any changes to the exterior of your home without prior approval.
- Park or allow your guests to park in another home's numbered parking space. Don't park on unpaved areas or block driveways.
- Misuse facilities.

## VIOLATIONS

Your Board encourages the assistance of all residents in the enforcement of these rules and regulations. Violations should be reported, in writing, to the managing agent, not to the Board. The Board and/or its authorized agents will give notice of the violation to the violating resident(s) and any other appropriate persons. All disagreements will be presented to the Board, which will take appropriate action. Residents are once again reminded that **they are responsible for the conduct and actions of their guests or tenants.**

Violators will be given an "on the spot" notification requesting compliance with the Covenants, Rules or Regulations. If the problem persists after the first notification or warning, the resident will be assessed a fee of **\$50.00**, along with a second notice. If after 72 hours of the issuance of the second notice, the violation remains uncorrected, the Association may take corrective actions on its own volition. Any costs incurred will be billed to the offending resident, and/or legal actions may be pursued.

We, the Board of Directors, earnestly solicit your cooperation in helping us make Landfall Condominiums the desirable place to live we all envisioned at the time of purchase. We also ask your involvement in the management of the Association. Please volunteer your services where you feel you can contribute by talking to the appropriate Board member. Let us know how you feel about what we are doing; attending the meetings of the Board, by personal contact, or in writing, best does this. We need your ideas and involvement.

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