



BARTON'S LANDING

MANAGED BY:

**LITTLE
& YOUNG**
REALTORS

2939 Breezewood Avenue Suite 100 (28303)

P O Box 87209 (28304)

Fayetteville, NC

Phone 910/484-5400 Fax 910/484-0132

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Association Handbook Introduction

This handbook is provided for the use of homeowners/residents and guest at Barton's Landing. It contains the Barton's Landing Condominium Association policies, rules & regulations governing the use of facilities and common areas, as well as general information of value to all residents.

The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find any errors, but if you do, please notify the Board of Directors or the property Management Company.

If you move, please leave this handbook in the condominium so the next resident may use it until he/she receives their welcoming packet from the Management Company.

The Board of Directors earnestly solicits your cooperation and involvement in helping us make Barton's Landing the type of community in which we all want to reside. We need your help and invite you to contribute your time and effort by volunteering to assist us in enforcing these policies by joining any of our committees. These committees have been established to see that our community remains safe and appealing to all residents and their guest. Please become involved in our community.

Thank you,

The Board of Directors
Barton's Landing Condominium Association, Inc.

Association Structure

The Barton's Landing Condominium Association, Inc. has been incorporated with the laws governing nonprofit corporations in North Carolina. Under the "Articles of Incorporation", the "By-Laws" establish the actual working arrangement or implementation of the articles. Owners should receive copies of these documents at their loan closing.

Most of the work of the association is accomplished presently on a volunteer basis through a system of committees appointed by the Board of Directors. Membership of the board and committees will be nominated, elected and/or selected when deemed necessary.

The Board of Directors will post their scheduled meeting date. The Chairman of the Board, President or any two board members, with notice, may call special meetings. All meetings are open to the membership. You are cordially invited to attend.

Management Company

Barton's Landing is currently managed by Little & Young, Inc. Their office is located at 2939 Breezewood Ave., Suite 100, Fayetteville, NC 28303 and their telephone number is 910/484-5400. All questions or comments regarding the Rules and Regulations or the facilities at Barton's Landing should be directed to the Management Company. All association dues and assessments should be made payable to Barton's Landing Condominium Association and mailed to:

Little & Young, Inc
PO BOX 87209,
Fayetteville, NC 28304

Rules and Regulations For Barton's Landing Condominium Association, Inc.

In accordance with the Covenants, the Board of Directors 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 this type of community has so many common areas of concern which override individual needs. Since we live in close proximity to one another, if one unit deteriorates, it affects us all. The association must protect the facilities so that we may all enjoy them. The 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. It is the memberships responsibility to inform itself of the rules, regulations and guidelines and to endure that any tenants they may solicit are in compliance with the same.

The following rules, regulations and guidelines have been officially adopted by the Board to cover the entire community. They are subject to review and change by the Board at any time. You will be notified of any official changes. Your cooperation in adhering to these rules will be appreciated.

General Conditions/Miscellaneous

GC-1 Every unit owner/resident and occupant shall comply with the Rules & Regulations as set forth herein, and any and all rules and regulations which from time to time may be adopted or amended. Failure of a unit owner/resident or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, fines imposed for infractions or any combination thereof.
OHB #34

GC-2 All of these rules and regulations shall apply to all unit owners/residents and occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief of one or more unit owners/residents from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board. OHB#35

GC-3 The sidewalks, entrances area under the stairwells, roadways and similar areas of the common grounds shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominiums; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored thereon. OHB#4

GC-4 Unit owners/residents shall be liable for all damages to the buildings, or common areas caused by receiving deliveries, or moving or removing furniture or other articles, to and from the buildings. OHB#21

GC-5 All refuse, waste, bottles, cans and garbage shall be securely contained in plastic bags and stored in trash containers in designated areas of the community. All dumpster lids and doors must be kept closed. Boxes, must be reduced and placed in the dumpster; not left beside the dumpster. No trash of any kind may be placed beside the dumpsters. If it will not fit in the dumpster, it is the responsibility of the owner/resident to remove it from the premises (see Note #1 under section labeled "Violations"). Placing outside garbage containers on patios or decks is not allowed. Ashes of any type are to be place in the ash cans provided throughout the community. Special recycling regulations that must be complied with will be issued. OHB#6

GC-6 No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common element. (See Note #1 under section labeled "Violations"). OHB#8

generated, shall not be deemed violations of this regulation. OHB-16

GC-7 The only types of cooking devices permitted on the patio/balcony are electrical types or types that requires no combustible fluid to start. **Charcoal & Gas Grills on patio/balconies are prohibited in this community.** No other fire, cooking devices or other devices, which emit smoke or dust, shall be allowed on any porch/balcony. (see Note #1 under section labeled "Violations") OHB-18

GC-8 No unit owner/resident, nor his family, guest, invitee or tenant, shall make or permit any disturbing noises in the buildings, or upon the common elements, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other unit owners/residents. No unit owner/resident shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, sound amplifier or other sound equipment in their unit in such a manner as to disturb or annoy other unit owners/residents. No unit owner/resident shall conduct, nor permit to be conducted, vocal or instrumental instruction or practice at any time which disturbs other unit owners/residents. Minimum volumes of all sounds and sound producing equipment shall be enforced between the hours of 10:30 PM and 8:00 AM. OHB-13

GC-9 No radio, television or other electronic installation may be permitted in any unit which interferes with the television or radio reception of another. OHB-14

GC-10 There shall be no solicitation by any person anywhere in the community for any cause, charity or any purpose whatever, unless specifically authorized by the Board. OHB-19

Vehicles/Parking

VP-1 No boats, trailers, motor homes, moving vans or commercial vehicles shall be parked in the Condominium area except in the designated overflow area without the prior written consent of the board. No vehicle that is unlicensed, shall be permitted in the community. Vehicles may be washed only at the designated areas. Major repairs of vehicles in the community are prohibited. Only such vehicles as those used on a regular basis shall be parked in front of individual units. All vehicles, trailers, etc. Parked in the overflow area must be registered with the management company. OHB#1

VP-2 The parking facilities shall be used in accordance with the regulations adopted by the Board. Each unit is assigned one numbered parking space. Visitor spaces are for visitors only. Any unmarked space is used on a first come first use basis. Any vehicle which cannot operate on its own power cannot remain on the common grounds including the overflow lot for more than 24 hours, and no major repair of vehicles shall be made on the common area. Major repairs of vehicles also include oil changes; since there is no safe ecological way to dispose of the used motor oil. Vehicles shall not be allowed on unpaved areas on any part of Barton's Landing. Parked vehicles will not block the ingress or egress of other vehicles. OHB#2

VP-3 Motor cycles and motorbikes may be used for ingress and egress only. Motorcycles and motorbikes are prohibited from the jogging track. Motorcycles and motorbikes must be parked as not to cause damage to the asphalt by kickstands or other propping devices. No automobiles, motorcycles, motorbikes or other motorized vehicles without fully operational mufflers will be operated on the premises at any time. OHB#3

VP-4 A 20 miles per hour speed limit within Barton's Landing shall be adhered to by all residents, guest and commercial vehicles. OHB-23

Appearance/Maintenance

AM-1 To maintain a uniform and pleasing appearance of the exterior of the buildings, no awnings, canopies, shutters, screens, glass enclosures or projections shall be attached to the walls, doors, windows, roofs, or other portions of the building or on the common elements, unless specifically authorized by the Board. Additionally, **no clothes lines are to be strung** for the drying of anything nor will anything be thrown over any railings for drying. OHB-9

AM-2 All patios/balconies are to be maintained in a neat and orderly manner. Patios/balconies are not to be used as storage areas. Only items (patio furniture, planters, wood storage units, etc.) appropriate for these areas should be placed on your patio/balcony.

AM-3 No unit owner/resident shall have any aluminum foil placed in any window or glass door, nor any reflective substance placed on any glass, except such is approved by the Board for energy conservation only. OHB-10

AM-4 No exterior antenna shall be permitted on the buildings or common element.

AM-5 No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the condominium unit or Association property by any unit owner/resident without written permission of the board. OHB-29

AM-6 No tent or other temporary structure will be erected on the common elements unless approved by the Board. OHB-25

AM-7 Where curtains are other than white or off-white, they must be lined, or "under draped" or "black-out " draped in white. It is prohibited to have any color other than white or off-white curtains, blinds, drapes, etc. to be visible from windows. OHB-12

AM-8 Personal property of the unit owners/residents must be stored in their respective units; yard ornaments such as wagon wheels, plastic, concrete or ceramic figurines must be located inside the patio area. If wood stocks are located outside the patio area, residents must request Board approval and must maintain the wood in a neatly stack order. Also, wood stocks must not come in contact with any part of the building. All wood stocks are to be on racks. OHB-5

AM-9 Toilets & other plumbing shall not be used for any purpose other than those for which they are constructed. No sweepings, rubbish, rags or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the unit owner/resident responsible for the damage. OHB-7

AM-10 No unit owner/resident shall allow anything whatsoever to fall from the window, balcony or doors of the premises. Do not sweep onto the balcony or throw any liquids on the balcony floor. Be courteous of the people & personal property below you. OHB-11

AM-11 Unit owners/residents/ are not permitted on the roofs for any purpose except as otherwise permitted by the Board. OHB-22

AM-12 For the convenience of the owners/residents and the protection of your investment, **ASH DUMPS ARE PROVIDED.** These ash dumps are the cans on the posts between the buildings. These are not for trash but for ashes from fireplaces. **Do not dump ashes on the ground, in the dumpsters or on the planted beds.** (see Note #1 under section labeled "Violations") OHB-17

AM-13 No noxious or unusual odors shall be generated in such quantities that they permeate to other units or common elements & become annoyances or become obnoxious to other unit owners/residents. Normal cooking odors, routinely & reasonably

Children/Guest

GC-1 Children will be the direct responsibility of their parents or legal guardians and must be **supervised at all times** while they are within the community. Full compliance with these Rules & Regulations and all other rules and regulations of the association shall be required of all children. OHB#20

GC-2 Unit owners/residents will be held responsible for the actions of any tenant or guest residing or visiting on their property. Guest must also be accompanied by the resident while using the amenities. OHB#27

GC-3 No member of any family or his/her guest(s) may go on or in any other unit without the specific invitation of the owner/resident. This includes the patio area in the rear of the unit. OHB#28

Pets/Animals

PA-1 The maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of the number, shall be and is prohibited within any unit or upon the common elements, except that the keeping of not more than (3) small, orderly, domestic pets; no more than (2) of which may be dogs or cats, shall be permitted subject to the Rules & Regulations adopted by the Board. A small pet is defined as an animal that weighs no more than 25 pounds when fully matured. Any owner/resident who resides at Barton's Landing after November 2, 1991, must comply with this provision. (See Note #1 under section labeled "Violations") OHB-24

PA-2 When outside the owner's or tenant's unit, these pets must be kept on a leash. OHB-24

PA-3 The area behind the tennis courts (which borders the train tracks) is designated as a pet walking area. All solid matter left by the pet (with the exception of the above referenced area) must be policed up to prevent an unsightly nuisance and a sanitation problem. (See Note #1 under section labeled "Violations") OHB-24

Recreational Facilities

RF-1 Recreational facilities (pool, jogging trail, tennis courts, volleyball court, fishing pond etc.) will be used in a normal, quiet manner in order to allow the maximum use and enjoyment of others and shall be subject to the rules of the Association. Swimming pool use shall be limited to such times as the Association designates. Parental care is mandatory for anyone under 14 years of age while in the use of any of these areas. The Association shall not accept any responsibility for the safety of any person(s) using any of the facilities offered by Barton's Landing Condominium Association. Observance of these rules shall be mandatory. OHB#30

FR-2 Outdoor cooking is permitted only in designated areas. HOB#31

RF-3 No skateboards, roller blades, bikes, tricycles, scooters or any wheeled vehicle of any kind are allowed in the tennis court or pool areas. The jogging trail will accept bikes, skate boards, roller blades, tricycles and non-motorized vehicles. OHB#32

RF-4 Additional rules and regulations apply to the swimming pool. Please refer to the section of this handbook labeled "Pool Area Rules". OHB#30

Grievances

Residents are encouraged to settle any problem through open communications among themselves first. If you are not satisfied with the results achieved through open communications, residents are welcome to present their grievances or suggestions at any Board of Directors meeting or to the managing agents for Barton's Landing Condominium Association. All grievances should be filed in writing before any verbal discussions can be held.

Violations

Your Board welcomes the assistance of all unit owner/residents in the enforcement of these Rules and Regulations. Violations should be reported in writing to the managing agent of the condominiums and not the Board. The managing agent will give notice of the violation to the unit owner/resident and the Board. All disagreements will be presented to the Board, which will take appropriate action. Unit owners/residents are responsible for the compliance of their guests, invitees and tenants.

Violators will be sent notification requesting compliance with covenants and/or rules and regulations. If the problem remains unresolved after the first notification (a warning), the unit owner/resident will be fined \$25.00 with the second notice. If after the second notification and the passage of 72 hours, the violation remains unresolved, a third notice will follow. The third notice to unit owner/resident or guest will be a notice to enforce compliance and the defendant will be subject to all court and legal fees.

Note #1 – Because of the difficulty in enforcing some rules and regulations after the fact, violations of rules and regulations marked with this note will be fined on the spot and on the first offence when observed by the managing agent or a board member.

POOL AREA RULES

The pool and volleyball facilities are for the use of residents of the 172 units and their guests only. They are not to be used for commercial purposes that are open to the public. Residents may not charge guest to use these facilities.

Residents are responsible at all times for the conduct of their guest and for any damage that is done. The resident must be present while any guest(s) are in to pool or pool area.

Quiet enjoyment of the pool area is permitted from 10:30 PM till 8:00 AM.

Children under 14 years of age are not permitted in the pool area unless accompanied by an adult resident.

Guests are not permitted to use any common area unless accompanied by a resident.

Children between the ages of 14 and 18 may have only one guest each unless accompanied by a parent.

Showers are required before entering the pool. Suntan oils can permanently damage the filter system. **IMPORTANT:** No chewing gum while swimming.

Each resident will be responsible for policing and cleaning up after him/herself. This includes cigarette butts, candy wrappers, aluminum cans, etc. Please try to keep our community clean!

Positively **NO PETS IN THE POOL AREA.**

No glass bottles or other glass containers are permitted in the pool area. Pop-tops must be disposed of in a proper waste container. Please place aluminum containers in the recycle bin located by the rest rooms.

Anyone acting in an obnoxious manner, or using foul language can be barred from the pool area.

No running, rough playing, foul language, Frisbees, bikes or skateboards allowed in the pool area.

There are NO LIFEGUARDS ON DUTY AT ANY TIME, SWIM AT YOUR OWN RISK.

Furniture may not be removed from the pool area without the express permission of the board.

The gates to the pool must be kept closed and bolted. When you pass through the gate, have the courtesy to close it. This is to prevent our children from inadvertently entering the pool unsupervised.

No electrical devices shall be permitted any closer than 15 feet from the edge of the pool, and will not be permitted outside the covered portion of the pool house.

Repeated violation of any of these rules can result in one being barred from further use of the pool area.

Above all, **BE SAFE AND HAVE FUN!!!**