

# **Rules & Regulations**

## **For**

### **Lionshead Condominiums**

Your Executive Board welcomes the assistance of all Unit Owners/Residents in the enforcement of these Rules and Regulations. Violations should be reported in writing to the Managing Agent of the Condominiums, and not to the Board of Officers of the Association. The Managing Agent will give notice of the violations to the violating Unit Owner/Resident and any appropriate committee. Unit Owners are responsible for the compliance of their guests, invitees and residents.

1. No boats, trailers, mobile homes, vans or commercial vehicles shall be permitted at the Condominium except in the designated storage area without prior consent of the Executive Board. No vehicle, which cannot operate on its own power, shall be permitted at the Condominium. Vehicles may be washed only at designated areas. Repairing of vehicles at the Condominium complex is prohibited.
2. The sidewalks, entrances, roadways and similar areas of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress and to and from the Condominium; nor shall any carts, bicycles, carriages, chairs, tables, BBQ grills, toys, playground equipment or any other objects be stored thereon.
3. The personal property of Unit Owners/Residents must be stored in their respective units.
4. 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 complex.
5. Toilets and other plumbing shall not be used for any other 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 in misuse shall be borne by the Unit Owner responsible for the damage.
6. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

7. 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 outside walls, doors, windows, roofs or other portion of the Buildings or on the Common Elements.
8. No Unit shall have any aluminum foil placed in any window or glass door, or any reflective substance placed on any glass, except as is approved by the Executive Board for energy conservation purposes.
9. Where curtains are other than white or off-white, they must be lined or "under draped" or "black-out" draped in which liners must be approved by the Executive Board.
10. No Unit Owner, nor his family, guests invitee or tenants shall make or permit any disturbing noises in the Building 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. No Unit Owner shall play or will be permitted to play any musical instrument, not operate or permit to be operated a phonograph, television, radio, sound amplifier or other sound equipment in his Unit in such a manner as to disturb or annoy other Unit Owners. No Unit Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction or practice at any time that disturbs other Unit Owners. Minimum volumes of all sounds and sound producing equipment shall be enforced between the hours of 10:30 pm and 8 am.
11. No radio, television or other electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
12. No exterior antennae shall be permitted on the Building or Common Elements.
13. No noxious or unusual odors shall be generated in such quantities that they permeate to other Units or the Common Elements and become annoyances or become obnoxious to other Units. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.
14. No fire, cooking devices or other devices, which emit smoke or dust, shall be allowed on any porch.

15. There shall be no solicitation by any person anywhere in the Condominium Complex for any cause, activity, charity or any purpose whatsoever, unless specifically authorized by the Executive Board.
16. Unit Owners shall be liable for all damages to the Buildings caused by receiving deliveries, or moving or removing of furniture or other articles, to and from the building.
17. Children will be the direct responsibility of their parents or legal guardians who must supervise them while they are within the Condominium Complex. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of such children.
18. Unit Owners/Residents are not permitted on the roofs for any purpose, except as permitted by the Executive Board.
19. Unit Owners/Residents, their families and guests, shall not appear in, nor use the Common Elements except in appropriate attire.
20. Every Unit Owner and occupant shall comply with the Rules and Regulations as set forth herein, and any and all rules and regulations, which from time to time may be adopted, as amended from time to time. Failure of a Unit Owner 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, or any combination thereof.
21. Anything to the contrary herein notwithstanding, these Rules and Regulations shall not apply to the Declarant, nor its agents or employees, nor to the Units owned by the Declarant until conveyed. All of these rules and regulations shall apply, however, to all other Unit Owners and occupants even if not specifically stated in portions thereof. The Executive Board shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.
22. A 25 m.p.h. speed limit within Lionshead Condominiums shall be adhered to by residents and guests.
23. The maintenance, keeping, board and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, shall be and is prohibited within any Unit or upon the Common Elements.
24. The keeping of dogs and cats shall be limited to not more than a TOTAL of two (2) per unit 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 unit. 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 Lionshead are encouraged to call the animal control department to help enforce this law. All solid matter left by the pet must be "picked up" immediately to prevent unsightly nuisance, unpleasant odor and sanitation problems. It is NOT the responsibility of the grounds people to police this problem. It is the responsibility of the individual pet owners.

- 25.No commercial activity shall be undertaken that would impinge with the rights, comforts or convenience of others.
- 26.No objects may be draped or hung from any balcony or rear patio to include clothes, towels, sheets, diapers, etc.
- 27.No signs of any kind shall be visible in windows, excluding those placed by the Declarant.