

RULES AND REGULATIONS FOR LONGLEAF VILLAS HOMEOWNERS' ASSOCIATION, INC.

(6/2005)

In accordance with the By-Law, the Board of Directors is empowered to establish additional rules, regulations, and guidelines to fulfill the obligation of the Association to provide harmony in the community and maintain value in the common property for all. These rules, regulations and guidelines have the same effect as the by-laws when officially adopted by the Board and may be enforced by law. These Rules and Regulations are provided for the use of the homeowners, their tenants, family members and all persons occupying a unit. They are subject to review and change by the Board at any time and notification of such changes by Addendum will be provided to all Owners. Your cooperation in adhering to these rules and advising the Board or Property Manager of infractions by others will be appreciated.

1. A **10 mile per hour** speed limit within Longleaf Villas is mandatory for all residents, guests, etc. for the safety of all.

2. Trash containers may be placed at curbs the evening prior to and **returned the evening of trash pick-up day**. Residents are required to keep their carts out of sight behind their units at all other times.

3. ***The keeping of dogs or cats as household pets shall be limited to not more than a total of two (2) per unit; neither of which can exceed 25 pounds full grown*** (the weight limit applies to all dogs brought onto the complex after June 1, 2005). Dogs that exceed 25 lbs. in weight that were brought on the complex prior to June 1, 2005 may remain in the complex, but once removed, cannot be returned. The five (5) so called aggressive breed of dogs, German Shepard, Doberman, Rottweiler, Pit Bull and Chow, or any dog that is a derivative of those breeds is strictly prohibited. No owner, resident or visitor is permitted to bring any of the above breeds or derivatives on to the complex for any reason at any time. ***All pets, to include cats, will be kept on a leash when outside the unit. The NC State and Cumberland County Animal Control Regulation (CCC 3-29 Leash Law) will be strictly adhered to. All solid matter left by the pet must be "policed up" immediately*** to prevent a nuisance, unpleasant odor, and sanitation problems on unit grounds/common grounds. ***A "pooper-scooper" must be in the possession of the pet owner at all times while walking***

their pet/pets. No pets will be left on patios/decks/in yards at any time. Pets are required to be current on tags/shots. The association will not be liable for a pet's action; this is the pet owner's responsibility.

4. No exterior antennae shall be permitted on any residence or grounds. Satellites will be no larger than 18 inches in diameter. They must be placed in the vicinity of the storage room area where they can be grounded. **All satellite installation must have prior approval from the Board or Property Manager.**

5. Storm doors may be installed. **Only full length glass doors are allowed on the front. They must be bronze in color and at no time will screens be allowed.** Rear doors may be a combination of screen and glass, bronze color only. **It is the homeowner's responsibility to maintain any storm doors that are installed.**

6. No boat, camper, trailer, motor or mobile home, commercial vehicle or similar type vehicle shall be parked on the premises at any time. The parking facilities for each unit shall not be used for storage of automobiles; no automobile repairs are allowed in the courtyard or drive except for emergency purposes. **Each unit has two marked spaces and all vehicles should be in designated parking spaces only.** Visitor spaces are provided as marked. No parking is permitted on curbs.

7. No yard sales are permitted.

8. There shall be no solicitation by any person anywhere on premises for any charity, cause, organization or any other purpose whatsoever.

9. No resident, family member or guest shall make or allow any disturbing noises on the premises, nor shall the conduct of such persons interfere with the rights, comfort, or convenience of other residents. Neither shall vocalizations at volumes that disturb others nor pet nuisance barking be allowed. No residents shall play, or permit to be operated any musical instrument, phonograph, television, radio, stereo system, sound amplifier or other such equipment in or outside his unit in such a manner as to disturb or annoy other residents. Minimum volumes of all sound producing equipment should be maintained at all times, but specifically between the hours of 10:00 PM and 8:30 AM.

10. "For Sale", "For Rent", or "For Lease" signs may be displayed in windows only. Small security signs may be displayed. No other signs are allowed.

11. In order to preserve a harmonious presentation of the exterior of the units, only clear white non-frosted or smoked exterior lights may be utilized. All blinds must be white or off white color and draperies covering windows visible from the exterior of the units shall be lined with white or off white color only.

12. All flags, potted plants and personal decorative items should be properly maintained and not be offensive or disturbing to residents.

13. Failure of a resident to comply with the rules and regulations shall be grounds for action which may include, without limitation, any actions to recover sums due to damages, injunctive relief, fines imposed or infractions for any combination thereof. Violators will be given notification from the Property Manager requesting compliance with the restrictive covenants or rules and regulations.



POOL RULES

****POOL ACCESS KEY MUST BE IN POSSESSION WHEN USING THE POOL****

1. The pool is for the use of residents and their guests only.
2. Residents are responsible at all times for the conduct of their guests and for any damage that is done. The resident must be present while any guests are at the pool.
3. **Pool hours are from 10:00 AM to 10:00 PM during pool season (May thru September). Anyone in the pool area before these hours is trespassing.**
4. Children under thirteen (13) years of age are not permitted in the pool area unless accompanied by an adult over the age of eighteen (18). Any child under 13 observed in the pool area without an adult will subject themselves and their families to loss of pool privileges.
5. Residents are limited to TWO (2) IN TOWN GUESTS. No limit will be placed on out-of-town guests, provided they are pre-registered with the Association Manager.
6. Only authorized personnel are permitted in the pool pump house.
7. IMPORTANT—Showers are required before entering the pool. Suntan oils and lotions can permanently damage the filter system.
8. **Positively NO PETS/ANIMALS are permitted in pool area or pool.**
9. NO GLASS containers of any kind are permitted in the pool area. Anyone found with any type of glass (besides eyewear) will lose pool privileges for the balance of the pool season. Plastic containers, pop tops and cans must be disposed of in a proper waste container.
10. Each resident will be responsible for policing and cleaning up after him/herself. This includes cigarette butts, candy wrappers, etc. Failure to do so will result in your being billed for clean-up services.

11. Anyone acting in an obnoxious manner can be barred from further use of the pool.
12. No running, rough playing, splashing, foul language, lewd and lascivious behavior, Frisbees, bikes, scooters, skates or skateboards are allowed in the pool area.
13. **Proper swimming attire (bathing suits) is required** when using the pool. NO CUTOFFS are permitted at anytime.
14. The door/gate to the pool area must be kept closed. Please make sure the door is closed when passing through.
15. **NO BLARING MUSIC.....**Please use the facility in a normal, quiet manner in order to allow the maximum use and enjoyment of others.
16. **Association staff members may suspend pool privileges is any resident/guest is found violating the pool rules.**
17. There are '**NO LIFEGAUARDS ON DUTY AT ANY TIME, SWIM AT YOUR OWN RISK.** Be Safe – have fun!
18. The Homeowner's Association will not tolerate use of illegal drugs or the underage usage of alcohol. The Association will cooperate fully with law enforcement agencies with this rule.

