

RULES AND REGULATIONS  
FOR  
WINDING CREEK HOMEOWNER'S ASSOCIATION

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 community has so many areas of concern which override individual needs. Since we live in close proximity to one another, if one unit deteriorates, it affects all. The Association must protect the facilities so that we may all have some enjoyable use. 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.

The following rules, regulations and guidelines have been officially adopted or hereby adopted to cover the entire development. These 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.

- 1) All patios are to be kept clear and free of all articles such as toys, appliances, mops, rugs, trash, boxes, auto parts or tires, or any items other than furniture designed for patio use. Plants and charcoal grills are acceptable. At no time is the patio to be used for storage. Hanging of laundry on patio is prohibited.
  
- 2) No cars, trucks, motorbikes, bicycles, etc. Shall be driven on the sidewalk or grass of the premises and all such vehicles shall be parked in designated areas as provided. Two spaces per unit are provided as marked directly in front of each unit except efficiency unit 553C, which has only one parking slot provided. All vehicles must be currently registered, licensed and in operating condition or they are subject to being towed at the owner's expense. Should your neighbor have only one car and you have more than two, it is your responsibility to have an agreement with your neighbor to use their vacant space. Courtesy and consideration is most important. All overflow parking will use extra-designated spaces at the lower end of the parking areas and along Winding Creek Road. **DO NOT PARK WITHIN 20 FEET ON EITHER SIDE OF THE STREET ENTRANCES. DO NOT PARK IN FRONT OF DUMPSTER AREAS.** Certain areas have been designated NO PARKING (these areas are painted in yellow). Please show consideration for others – the areas marked in yellow are no parking areas for the safety of all and in accordance with the "CITY OF FAYETTEVILLE FIRE PREVENTION CODE. **PARKING IN THESE AREAS WILL RESULT IN VEHICLES BEING TOWED AWAY AT OWNER EXPENSE.**

- 3) No vehicle repairs to include grease and oil changes of any vehicles or washing of any vehicle will be allowed on the premises. Water faucets at the end of the buildings are for the watering of grass and shrubs only.
- 4) The use of rifles, B.B. or pellet guns, slingshots, firecrackers or any comparable weapons or noisemakers on the premises is strictly prohibited. Violators of this provision will be assessed for damages that might occur.
- 5) Dumpsters are furnished on each street for collection of trash. All trash must be secured in plastic bags prior to disposal in dumpster! In order to save space, any box or article 18 inches or more square shall be mashed, torn-up or broken into smaller pieces to enable more disposal SPACE in the dumpster. Schedules pick-up of trash is Tuesday and Fridays of each week. Do not place trash beside the dumpsters. We encourage teaching small children responsibilities; however, DO NOT ask small children to take trash to the dumpsters. Many times they are unable to reach doors that are closed or over an almost full container to place the trash bags inside properly. Therefore they place it on the ground thus enabling animals to tear open bags, causing considerable HEALTH HAZZARD.
- 6) All residents are responsible for the conduct of their children, guests and their guest's children.
- 7) The resident will not make or permit to be made by his/her guests any disturbing noises which will unreasonably interfere with the rights and privileges of others.
- 8) The swimming pool is for the exclusive rights of the residents of WINDING CREEK and their guests only (2-guests per household). Residents must accompany their guests at all times. SEE POOL RULES ATTACHED.
- 9) Stereos, radio, television sets, musical instruments, etc. Shall be turned down after 10:00 PM and shall, at all times, be kept at a sound level which will not annoy the occupants of neighboring units.
- 10) Children are always to be supervised by a responsible adult and not left on their own.
- 11) Each unit is to be occupied only as a private dwelling by the resident and his/her immediate family. Any commercial enterprise whatsoever is prohibited.

- 12) Signs, ads, or lettering will not be exhibited or affixed to any door, building or elsewhere by resident.
- 13) Outside radio, aerial or television antenna, window air/heat units or attachments will not be permitted; however, A/C units may be authorized for special conditions. A written request must be submitted and approved by the Association Management. See Winding Creek BY-LAWS.
- 14) All units' owners will be responsible for damages to their and/or their neighbors storage room roof caused by work being done on their heat/AC units.
- 15) All unit owners will be responsible for any damage to their unit or damage done to any other unit caused by water leaking within the unit. This applies to leaking hot water heaters, leaking air conditioners, leaks from water lines, washing machine lines and/or hoses, leaks from appliances such as refrigerators icemakers, freezers, dishwashers and any other appliance that uses or emits water or condensation. Unit owners are encouraged to purchase and keep in force adequate insurance coverage to cover such an event. The proper insurance coverage should be on a HO-6 policy.
- 16) PETS: Pets are allowed at the discretion of the Resident Owner or Absentee owner. However, all residents Pet Owners MUST comply with all sections of the NC State and Cumberland County Animal Control Regulations, especially Section 7-25 Abandonment and Section 7-26 Sanitary conditions; enforcement on premises is defined in these regulations as the front yard, backyard and all grassed areas between buildings, defined in the BY-LAWS as common areas. In addition, manure will be placed in a plastic bag and deposited in the dumpster daily. Copies of these subject regulations are attached for your information. For the health and welfare of all concerned, the Section will be strictly enforced. 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 25 pounds except medical assistance dogs, which must be registered at the Management office.
- 17) Skateboarding is not allowed in the unit parking areas, sidewalks or any other common area. Skateboarding will be allowed in the pool parking area provided no cars are parked in that area and so long as this privilege is not abused. Skateboarders are required to keep the parking area well policed and will leave NO TRASH or foreign objects in this area.

- 18) COMMON AREAS: Owners or tenants shall not alter in anyway any common element located on the condominium site to include any type of construction or the planting of trees or removal of permanent shrubs without the approval of the Association. Planting of flowers and bulbs however is encouraged as long as good taste is used.
- 19) Caution: The woods behind some of the units are very thick with natural underbrush. Please caution children that it is very dangerous for them to play in these areas. We encourage children playing in the open field at the end of the 595 and 591 buildings.
- 20) There have been instances when, due to some unforeseen emergency, it has become necessary to enter one of the units. It is not the intent of the Board or management to frighten you, but to point out the necessity of making sure you let management now when you are away and giving them the name of the person watching your home for you. Also give this person the Managers name and phone numbers.
- 21) Storm doors MUST BE full view.
- 22) All window coverings must have a white backing as seen from the outside.



## **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 LIFEGAURDS 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.

