



**Rules
&
Regulations**
(Established 2/2016)

Managed by:
Little & Young, Inc.
2939 Breezewood Avenue Suite 100 (28303)
PO Box 87209 (28304)
Fayetteville, NC
Phone: 910-484-5400 Fax: 910-484-0132
www.littleandyoung.net

HANDBOOK FOR STEEPLECHASE- CUMBERLAND COUNTY HOMEOWNERS ASSOCIATION

Introduction: This handbook is provided for the use of the homeowners and tenants at Steeplechase- Cumberland County. It contains many of the policies, rules, and regulations governing the use of the Steeplechase- Cumberland County facilities, 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 communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of the Crosswinds Steeplechase- Cumberland County Homeowners 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 this type of community has many areas of common concern, which may override individual desires. The Association must protect the facilities so that we may all have 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 the law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire regime known as Steeplechase- Cumberland County. 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 is appreciated.

RULES & REGULATIONS

STEEPLECHASE- CUMBERLAND COUNTY

1. A 25 MPH Speed Limit within Steeplechase- Cumberland County shall be adhered to by residents and guests.
2. 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.
3. No trailers, tent, shack, garage, barn, outbuilding or similar type temporary structure shall be placed, erected, or allowed to remain on any lot. No structure of a temporary nature shall be used a residence temporarily, permanently, or otherwise.
4. No commercial, noxious, or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
5. No animals or poultry of any kind, except common pets, shall be placed, bred, or kept on any part of the premises. No dangerous dogs shall be permitted on the premises. Any dog pens or any fenced area housing a dog must be located behind the main structure and must be located within thirty feet (30') of the main structure.
6. No automobile and motor vehicle may be dismantled or repaired on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property at any time. No commercial trucks, with the exception of not more than one full sized commercial pick-up shall be permitted to be parked on the premises except in the course of delivery, pick up, or discharge of a specific commercial duty. No tractor-trailer trucks are to be parked or are allowed to stay overnight on the street or in the yard except moving vans that are conducting business.
7. All fence installations or alterations must be approved by the Board of Directors prior to the commencement of construction. No fence shall extend closer to the street than the rear corner of the house. All fences must be built of exterior grade lumber or vinyl, not to exceed six feet (6') in height. All wood posts must be set in concrete. Chain link fences are permitted and may not exceed forty-eight inches (48") in height. All fences must be placed a minimum of six inches (6") inside the property line. Any deviations from these requirements will require approval from the Board of Directors.
8. No radio tower or antenna of any nature shall be placed or allowed to remain on said property. No satellite dish antenna larger than eighteen inches (18") shall be placed or

allowed to remain on said property. Satellite dishes must be installed in such a manner or location so as not to be visible from the front of any lot.

9. No signs or billboards of any kind or nature whatsoever are allowed. The only permitted signs on the property shall be (1) Developer's signs identifying and promoting the subdivision; and (2) one For Sale or For Rent sign of not larger than eight (8) square feet in area.
10. Only break-away mailboxes are permitted. Concrete and stone mailboxes are not permitted as they create a permanent structure in a right-of-way.
11. Any basketball goals, shrubbery, edging, fencing, rocks, or other objects placed in the right-of-way (the area between the front property corners and the actual pavement) may be removed at the discretion of the Board of Directors without notice. Any trucks or other commercial vehicles left in a right-of-way may be removed without notice and any towing charges shall be the responsibility of the owner or operator of such vehicle.
12. Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be seeded and mowed, shrubbery trimmed, and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish.
13. All garbage must be stored in proper receptacles and placed out of sight of the subdivision and be screened.
14. All of these rules and regulations shall apply to all 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, at the discretion of the Board.
15. 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 maintenance, repair or replacement, fines imposed for infractions or both. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required. 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 Association documents.

Steeplechase- Cumberland County
Association Rules
Reporting Violations and Addressing the Board

1. To report an emergency call 911.
2. To report a malfunction or request a high priority repair call Little and Young at 910-484-5400.
3. To report a violation of Rules or Covenants call Little and Young at 910-484-5400, option 4.
4. To request to add an item to the agenda of the next board meeting call Little and Young at 910-484-5400.
5. The board will allot five minutes to each resident who requests such time to address an agenda item to the board at the HOA meetings.
6. Notices of board meetings will occur in accordance with the By-laws of the Steeplechase- Cumberland County.
7. Owners and Residents should maintain even temperament and decorum during board meetings and the board may stop the meeting and /or move into a closed session if it is not maintained.
8. Individual property owners and residents have a right to privacy, and the status of violations, fines, liens and other business will not be shared outside the board members.



PO Box 87209
Fayetteville, NC 28304