

North View Villas

Homeowners Association,

Inc

Phase I

Rules

&

Regulations

RULES AND REGULATIONS OF NORTH VIEW VILLAS I

HOMEOWNERS ASSOCIATION, INC.

In accordance with the Covenants, the Board of Directors of the Association 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 every unit. The Association must protect the facilities so that we may all have enjoyable use. These Rules and Regulations and guidelines have the same effect as the Covenants when officially adopted by the Board of Directors and may be enforced as provided by law.

The following Rules and Regulations and guidelines have been officially adopted or hereby adopted to cover the entire North View Villas I complex. These are subject to review and change by your Board of Directors at any time. You will be notified of any official changes. Your cooperation in adhering to these Rules and Regulations will be greatly appreciated.

Adopted: September 8, 2003

RULES & REGULATIONS OF NORTH VIEW VILLAS I

1. Vehicles shall not be operated or parked on unpaved areas of North View Villas I. Parked vehicles will not block ingress or egress of other vehicles. Any towing fees or additional costs to the Association as a result of blocking a dumpster will be borne by the vehicle's owner.

2. Parking of currently licensed vehicles owned by residents or their guests will be limited to the two spaces numbered for the resident's unit and the unnumbered spaces scattered throughout the parking areas.

3. No boats, trailers, mobile homes or commercial vehicles, etc. will be parked overnight on the grounds or in the parking areas, without prior written consent of the Board. No vehicle which cannot operate on its own power on public roads shall be permitted on the premises, and shall be subject to immediate towing. Repairing of vehicles on the premises is prohibited. Only vehicles being used on a regular basis, and which are currently licensed, shall be parked on North View Villas I property. Oil/fuel leaks from vehicles will not be permitted, as petroleum products destroy asphalt surfaces. If leaks occur and damage is sustained, owners of the vehicles may be liable for repairs to the parking lots.

Since North View Villas I is designed to be a residential community, the parking of "work" vehicles is prohibited. Work vehicles are defined as being of flat or open bed design with such items as pails, buckets, ladders, ropes, shovels, cables, or other construction materials or equipment exposed. All such material or equipment must be contained within the enclosed body of the vehicle. Covering an open cargo space with a tarpaulin or plastic cover is not sufficient for the purposes of this rule.

Any vehicles which are oversized for residential purposes are prohibited. Overall dimensions are limited to 18'L X 9'W.

4. Motorcycles and motor bikes may be used for ingress and egress only. Automobiles, trucks, motorcycles or motor bikes lacking fully operational mufflers will not be operated on the premises at any time.

5. The personal property of residents must be stored in their respective units. Items may not be displayed or stored on front porches. Owners must request

Board approval for stacking of woodpiles outside their units. Woodpiles attract termites and other pests and termites migrate; therefore wood piles must be elevated on a metal or plastic frame. Such wood piles must be neatly maintained by the owner or will be subject to removal at the Board's discretion and the owner's expense.

6. No skateboards, bicycles, tricycles, scooters, or any other wheeled vehicle of any description may be ridden on the landscaping of North View Villas I.. Ramps or jumps may not be constructed, erected or placed anywhere on the premises, except for handicapped ramps used for ingress and egress into units.

7. All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and disposed of in each resident's garbage container. Garbage containers must be kept in the rear of each unit except on garbage pickup days, presently every Monday. Garbage containers left in front of a unit or at curbside any other day than pickup day, is subject to removal by the Association.

8. To maintain a uniform and pleasing appearance of the exterior of the buildings, no awnings, canopies, shutters, screens, glass enclosures, or projections will be attached to the outside of any part of the buildings. No modifications or additions to exterior walls, windows or doors may be made without prior written permission of the Board. No outdoor furniture may be placed anywhere on the common grounds or in front of any residence.

This rule does not apply to outdoor patio furniture and umbrellas on the rear patios of individual units. No clothes drying lines will be strung, nor will anything be draped over deck railings for drying on a regular basis or for an extended period of time.

9. No resident shall have any aluminum foil or plastic placed in any window or glass door nor shall any reflective substance cover any glass, except as is approved by the Board for energy conservation. All curtains or drapes visible to the outside of the unit must be white or off white, or lined with a white or off white colored material. Venetian blinds may be white or earth tones.

10. Storm doors may be installed. Board approval of the style and color must be obtained prior to installation.

11. No resident, family member or guests shall make or allow any disturbing noises to be made on the premises of North View Villas I, to include the common areas, nor shall the conduct of such persons interfere with the rights, comfort or convenience of other residents. No resident shall play or permit to be operated any musical instrument, phonograph, television, radio, stereo system, sound amplifier or other sound producing device in or outside his unit in such a manner as to disturb or annoy other residents. Neither shall such emanations be

allowed at volumes which disturb others. Minimum volume of all sound producing equipment should be maintained at all times, but especially between the hours of 10:30 PM and 8:30 AM daily.

12. No radio, television or other electronic installation will be permitted to interfere with the quality of reception of the radio or television in other units. No exterior antennae, including satellite dishes, are permitted to be installed on buildings, decks or common areas. All satellite dishes and their proposed locations must be approved in advance of installation by the Board.

13. No tent or other temporary structure will be erected unless approved by the Board.

14. No resident shall invite non resident persons to include family members or friends to use North View Villas I common areas in their absence, except for bonafide houseguests.

15. There shall be no solicitation by any person anywhere on the premises for any charity, cause or organization or for any other purpose whatsoever unless specifically authorized by the Board in each specific case.

16. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed to, in or upon any part of the buildings, the individual unit or North View Villas II property by a resident without the permission of the Board. Real Estate signs advertising "For Sale" or "For Rent" may be placed in the front windows only. No real estate signs are permitted on common grounds.

17. Residents are never permitted on the roofs. NO exceptions! All necessary maintenance will be performed by licensed and insured personnel. Management company will keep all insurance certificates on file.

18. The maintenance, keeping, boarding and/or raising of animals for profit and/or resale is strictly prohibited within any unit. The breeding of animals is strictly prohibited within North View Villas I.

19. The keeping of dogs or cats as household pets shall be limited to a total of two (2) pets per unit, not to exceed a weight limit of 20 lbs. each, full grown. All pets, to include cats, must be kept on a leash when outside the unit. The North Carolina State and Cumberland County Animal Control Ordinance (CCC-3-29) (Leash Law) will be strictly adhered to. All solid matter left by the pet must be policed up immediately to prevent unsightly nuisance, unpleasant odor and a sanitation problem. The removal of pet waste is the responsibility of the pet owner, not the maintenance or landscaping personnel. Neither shall pets be allowed to urinate on landscaping plants. No pets will be left on decks or

balconies while residents are not at home, and no pets will be left outside on restraining devices. Pets must not enter into the confines of another unit without invitation. This includes the planted areas in the front and rear of each unit. Residents are encouraged to include pet liability coverage in their homeowners insurance. The Association will not be held liable for a pet's action, this is the pet owners responsibility.

20. No noxious or objectionable odors, such as dog or cat waste shall be generated in such quantities that they permeate to other units or the common areas and become annoying or obnoxious to other residents. Normal cooking odors generated shall not be deemed to be violations of this rule.

21. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common areas, except such as are normally used in small barbecue grills. Charcoal or propane gas grills may be stored on patios but cannot be used within 10 feet of buildings, wooded or other flammable areas. North Carolina State and Fayetteville City Fire Code strictly regulates the use of open flame grills in multi unit housing.

22. No resident shall direct, supervise or in any manner attempt to assert any control over employees of the management company or sub contractors of the Association. Any questions about or problems with such persons should be referred to the management company.

23. Residents shall be liable for all damage to premises caused by receiving deliveries, moving furniture or appliances in or out of units, or any other damage by a third party working for or under the control of the resident.

24. Children will be the direct responsibility of their parents or legal guardians, who must supervise them at all times while on North View Villas I property. Full compliance with all of the established rules and regulations of the Association is required of children at all times.

25. North View Villas I grounds (parking lots and common areas) will be use in a normal and quiet manner to allow the maximum use and quiet enjoyment of others. Parental supervision is mandatory for anyone 13 years of age or younger. The Association shall not accept responsibility for the safety of any persons using the common grounds. Homeowners will be held responsible for the actions and conduct of guests or tenants and must inform such persons of these rules and regulations and any changes which may be made from time to time.

26. The sprinkler system shall not be tampered with or adjusted by any resident without the approval of the Board. The cost of any resulting damage or wasted water shall be borne by the responsible resident.

27. Every resident using the pool facilities must abide by the pool rules and regulations. Children under the age of 13 are not allowed in the fenced in pool area unless accompanied by an adult over the age of 21. NO Exceptions.

28. Every resident shall comply with these rules and regulations as set forth and any and all additional rules or changes which may be promulgated from time to time. Failure of a resident to so comply shall be grounds for action which may include, without limitation, actions to recover sums due for damages, injunctive relief, fines imposed for infractions or any combination thereof.

29. All of these rules and regulations shall apply to all residents if not specifically so stated in portions thereof. The Board shall be permitted (but not required) to grant relief to one or more residents from specific rules upon written request there from with good cause shown to the satisfaction of the Board.