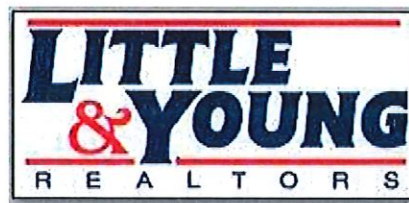




HOMEOWNERS ASSOCIATION, INC.

**Rules
&
Regulations**

Managed By:



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THE VINEYARDS OF JOHN SMITH
RULES & REGULATIONS
HANDBOOK

Introduction: This handbook is provided for the use of the homeowners and their tenants at **The Vineyards of John Smith**. It contains the policies, rules, and regulations governing the use of The Vineyards of John Smith facilities, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any of the 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 Vineyards of John Smith 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 concern, which may override individual desires. Since we live in close proximity, if one unit deteriorates, it affects all. 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 law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire area known as The Vineyards of John Smith. They are subject to review and change by the Board at any time. Your cooperation in adhering to these rules will be appreciated.

For standardization, **the term “resident” will apply to owners, their tenants, family members, and all persons occupying a unit.**

RULES & REGULATIONS FOR THE VINEYARDS OF JOHN SMITH

1. a 15 m.p.h. speed limit within the Vineyards is mandatory for all residents, guests, etc. for the safety of all.
2. **No boats, trailers, mobile homes, or commercial vehicles etc., will be parked overnight on the grounds or in designated parking areas, without prior consent of the Board.** Any vehicle that cannot operate on its own power on the public roads shall not be permitted on the premises and shall be subject to immediate towing. Vehicular repair at the Vineyards is prohibited. Oil/fuel leaks from vehicles will not be permitted, petroleum products destroy asphalt surfaces. If leak occur and damage is sustained, the homeowner responsible for the offending vehicle may be liable for repairs.
3. Vehicles shall not be operated or parked on unpaved areas of The Vineyards of John Smith. Residents will utilize their garage and driveway for parking their vehicles and guest vehicles. **NO PARKING ALLOWED IN THE STREETS OF THE VINEYARDS OF JOHN SMITH.** Parked vehicles will not block the ingress or egress of other vehicles. Any vehicle parked in the street or blocking fire hydrants, mailboxes, or trash dumpsters is subject to being towed immediately, without notice at the owners expense. Any towing fees or additional costs incurred for an attempt to pick up garbage will be borne by the homeowner responsible for the offending vehicle. Cars on blocks, junk cars, and disabled vehicles are prohibited, and any such vehicles are subject to immediate towing at the owners expense. No one is to park on the sidewalks.
4. Motorcycles and motorbikes may be used for ingress and egress only. Automobiles, motorcycles, or motorbikes lacking fully operational mufflers will not be operated on the premises at any time. No skateboards, bicycles, tricycles, or other types of wheeled children's toys shall be operated on the private streets of The Vineyards.
5. The personal property of residents must be stored in their respective units. This does not apply to outdoor furniture, umbrellas, and grills for use in yards, on patios, and decks. **Cautionary Note** is directed to the use of grills on wood decks and in close proximity to exterior facades of units as well as the proper disposal of dead coals. **Storage shed/bins are not permitted unless Board approval is given as to the size, color, materials used, and location.**
6. **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 building.** No modifications or additions to exterior walls, windows, or doors may be made without prior permission of the Board/Management. Clear, white and/or bug bulbs must be kept in outside fixtures. This is for the security and protection of all residents. If an exterior fixture needs to be replaced, the new fixture should duplicate the original as close as possible (Board approval is required prior to installation). **All white mini blinds continue to be used in each unit to maintain uniformity in the appearance of the community.**

7. Storm doors may be installed. **Board approval of the style and color must be obtained prior to installation. Brown** is the color of choice (matching the screens on each unit).
8. Fences may be constructed/installed. The fence cannot extend beyond/forward of the back façade of the unit. **Board approval as to the materials used, size, and color is required prior to installation. Natural wood is the fencing of choice; the height is not to exceed 6 (six) feet.**
9. No tent or other temporary structure will be erected unless approved by the Board.
10. No exterior antennae or satellite dishes shall be permitted on the residences, grounds, or patio areas except small satellite dishes, not to exceed 18" in diameter, **dishes may be placed on rear patios provided they are not permanently attached to the residence. No satellite dish may be placed in such a position as to be seen from the street in front of any residence. ALL SATELLITE DISHES MUST BE APPROVED BY THE BOARD PRIOR TO INSTALLATION.**
11. No signs, advertisements, notices, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed to, in or upon any part of the buildings, the individual unit, or The Vineyards of John Smith property by any resident without written permission from the Board, except for "For Sale", "For Rent", or "For Lease" signs displayed in windows **ONLY**.
12. **The Vineyards of John Smith grounds will be used in a normal and quiet manner to allow the maximum use and enjoyment of others.** The Association shall not accept responsibility for the safety of any persons using the grounds. Homeowners shall be responsible for the actions and conduct of any guests or tenants, and must inform such persons of the rules, regulations, and changes made from time to time.
13. **Children are the direct responsibility of their parents or legal guardians who must supervise them while they are within The Vineyards of John Smith.** Full compliance with these rules and regulations is required. Children are not permitted to play on the private streets of The Vineyards. Basketball goals are not permitted to be placed on the streets or curbs. **Parental supervision is mandatory for anyone thirteen (13) years of age or younger.**
14. No resident, family member, guest, or invitee shall make or permit any disturbing noises on the premises of The Vineyards of John Smith, nor shall the conduct of such persons interfere with the rights, comfort, or convenience of other residents. Residents shall not play or permit to be played any musical instruments, phonograph, television, radio, sound amplifier, or other sound equipment in or outside his unit in such a manner as to disturb or annoy other residents. No resident shall conduct or permit to be conducted, vocal or instrumental instruction or practice at any time that disturbs other residents to include pet nuisance barking. **MINIMUM VOLUMES OF ALL SOUND PRODUCING EQUIPMENT MUST BE MAINTAINED AT ALL TIMES, BUT ESPECIALLY BETWEEN THE HOURS OF 10:00 PM AND 8:00 AM.**
15. No member of any family, guests, or pets may go on or in any other home without the specific invitation of the owner or occupant. This includes the area at the rear of the homes.

16. Residents are responsible for the care and maintenance of their individual yards. **Grass should be mowed bi-weekly during the growing season. Your shrubs should be trimmed, flower beds weeded, and sidewalks/driveways edged on a bi-weekly schedule.** At no time should clippings be left in the street of The Vineyards. Pick-up days are **MONDAY-CLIPPINGS AND WEDNESDAY-BRANCHES.**

17. Trash containers may be placed at the curbs the evening prior to and removed on the evening of trash pick-up day. **Residents are required to keep their TRASH CONTAINERS OUT OF SIGHT**, behind their units, in the garages, or behind a panel lattice screen (painted to match the unit color) at all times. Your cooperation maintains a clean and attractive community for all.

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

19. **YARD SALES ARE NOT PERMITTED.** The Vineyards is a gated community and access is granted with a gate code or garage remote only.

20. Residents shall be liable for all damage to premises and/or grounds 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.

21. **"FIREWORKS" are strictly prohibited in the confines of the community, individual units, and common areas. Anyone found in violation will be assessed a \$500.00 fine. This is a fire hazard for this community.**

22. **The keeping of dogs and cats shall be limited to not more than TOTAL of two (2) per unit;** neither of which may exceed a weight of 25 pounds full grown (the weight limit applies to all dogs brought onto the complex after January 1, 2005. Dogs that exceed 25 lbs. in weight that were brought on the complex prior to January 1, 2005, may remain on the complex, but once removed cannot be returned). **The five (5) so called aggressive breeds of dogs, example: German Shepards, Dobermans, Rottweilers, Pit Bulls, and Chows, or any dog that is a derivative of those breeds are strictly prohibited from The Vineyards of John Smith. No owner, resident, or visitor is permitted to bring any of the above breeds or derivatives onto the complex for any reason at any time.** No owner, resident, or visitor is permitted to bring any of the above breeds or derivatives onto the complex for any reason at any time. **All pets, including 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 solid matter left by the pet must be "picked up" and disposed of immediately and appropriately to prevent unsightly 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.** Neither shall pets be allowed to urinate on landscaping/planted areas. **No pets will be left on patios/decks/in yards while the resident is not home (including unmonitored restraining devices).** Pets are required to be current on tags/shots. Residents may

decide to include pet liability in their homeowners insurance. The Association will not be liable for a pet's actions; this is the pet owners responsibility.

23. The breeding, boarding, and/or raising animals for profit and/or resale is strictly prohibited.

24. 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 area and become annoying or obnoxious to other residents. Normal cooking odors, reasonably generated, shall not be deemed a violation of this regulation.

25. No resident shall direct, supervise, or in any manner attempt to assert any control over employees of the management company or subcontractors of the Association. Notify the Board if you have any problems or questions about such persons.

26. Residents are responsible for painting their residences on the schedule decided on by the Board of Directors. If a unit owner fails to paint his unit as scheduled, the Association may choose to have the unit painted and assess the cost to the unit painted.

27. Complaints regarding the service of the Association shall be made in writing or presented at any regular meeting of the Board of Directors or such other designated place.

28. Every resident shall comply with the rules and regulations as set forth herein, and any and all additional rules or changes 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, any actions to recover sums due for damages, injunctive relief, fines imposed for infractions or any combination thereof.

29. All these rules and regulations shall apply to all residents if not specifically so stated in portions hereof. 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.

30. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time to time. These additional rules and regulations shall be binding as with all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

VIOLATIONS

Your Board encourages the assistance of all residents in the enforcement of these rules and regulations. Violations should be reported to the managing agent, not the Board. The Board and/or its authorized agents will give notice of the violation to the violating resident (s) and any other appropriate persons. All disagreements will be presented to the Board, which will take appropriate action. **Residents are once again reminded that they are responsible for the conduct and actions of their guests and tenants.**

We of the Board of Directors earnestly solicit your cooperation in helping us make The Vineyards of John Smith a desirable place to live. Let us know how we are doing and the best way this can be done is by attending an annual association meeting or reaching out to the management company.

FOR THE BOARD OF DIRECTORS
THE VINEYARDS OF JOHN SMITH

September 2023