

HANDBOOK

FOR

LANDFALL CONDOMINIUMS

Introduction: This handbook is provided for the use of the homeowners and tenants at Landfall Condominiums (the "Condominium"). It contains the policies, rules and regulations governing the use of the Landfall Condominium facilities, as well as general information of value to all residents. The recorded condo organizational documents prevail if they are in conflict with any information contained herein. This document has been proofread multiple times for errors; however, if something is discovered that you view as incorrect, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of Landfall Condominium 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 a condominium community has many areas of common concern, which may over-ride individual desires. Since we live in close proximity, means that any deterioration of a single condominium home may affect all homeowners. The association must protect the facilities for all to enjoy. 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 regime known as Landfall Condominiums. 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

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1. Residents and guests shall adhere to a 15 M.P.H. speed limit within Landfall Condominiums.
2. No boats, trailers, mobile homes, commercial vehicles, moving POD's/containers, etc... shall be permitted at the Condominium except in designated areas if applicable. Any vehicle that cannot operate on its own power on city streets shall not be permitted on the premises and shall be subject to immediate towing. Vehicles may be washed only at designated water points. Vehicular repair at the Condominium is prohibited. 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 vehicle may be liable for repairs.
3. Vehicles shall not be operated or parked on unpaved areas of Landfall Condominiums. Parked vehicles will not block ingress or egress of other vehicles. Any vehicle blocking fire hydrants, mailboxes, or trash dumpsters is subject to being towed immediately, without notice. Any towing fees or additional costs to remove trash left outside of the dumpsters for attempt to pick up garbage will be borne by the vehicle owner and/or unit owner(s). Cars on blocks, junk cars, disabled vehicles, and vehicles that do not have a current registration are prohibited and any such vehicles are subject to immediate towing at the owners expense. **Homeowner parking is assigned, and vehicles parked in the assigned-numbered spaces must have the appropriate parking decal displayed on the bottom left of the windshield (driver side of vehicle) to avoid towing with no notice at the owners expense.** All visitors to the community must park in designated "visitor" parking.
4. Motorcycles and motorbikes may be used for ingress and egress only. Automobiles, motorcycles, motorbikes lacking fully operational mufflers will not be operated on the premises at any time. Motorized vehicles can be parked only in areas designated as vehicular assigned/unnumbered parking areas. Vehicles shall not be parked on patios, lawns or other areas not designated as areas for vehicles.

5. The sidewalks, entrances, roadways, and similar areas of the common elements shall not be obstructed or used for any purpose other than ingress and egress to the condominium. Residents shall not place any cars, bicycles, motorcycles, carriages, toys, chairs, barbeque grills, tables, or any other similar objects on the sidewalks, entrances, roadways, and similar areas of the common elements. Any such items left unattended are subject to immediate removal and disposition. The Board of Directors and management assume no responsibility for such items.
6. No skateboards, bikes, tricycles, scooters, or any wheeled vehicles of any kind are allowed on the sidewalks, breezeways or on Landfall landscaping. Ramps and jumps shall not be constructed, erected, or placed anywhere on Landfall property, including roadways, grass, and natural areas.
7. To maintain a uniform and pleasing appearance of the exterior of the building, no awnings, canopies, shutters, screens, glass enclosures, or projections will be attached to the outside of any part of the building without Association Board or Management authorization. No modifications or additions to exterior walls, windows or doors may be made without prior permission of the Board/Management. Use of "outdoor furniture" on the patios/balconies is allowed but is limited to furniture that was manufactured specifically for outdoor use and must be maintained and in good condition while outdoors.
8. Storm doors may be installed. **Board/Management approval of the style and color must be obtained prior to installation.**
9. The personal property of residents must be stored in their respective units. Yard ornaments such as wagon wheels and plastic, concrete or ceramic figurines must be located inside the patio.
10. Unit owners are responsible for any damage done to their unit or any unit below or adjacent to their unit as a result of water or other liquid leaking from their unit into another. This includes but is not limited to leaks from washing machines, dishwashers, icemakers, refrigerators, bathrooms and/or kitchen fixtures, waterbeds or from fire sprinkler heads located within individual homes. If sprinkler heads are damaged by the tenant/owner, then the responsibility will be with the owner. It does not include leaks from the fire sprinkler system that originate above individual units, which are the responsibility of Landfall Condominium Association, Inc.

11. All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and stored in trash containers in designated areas of the Condominium. No trash is to be left in breezeways or on porches or patios at any time. The trash dumpster doors must be kept closed. Boxes must be broken down for placement in the dumpsters and are not to be left beside or on top of the dumpsters. Residents are responsible for the removal of large and bulky items, mattresses, appliances, and all similar items.
12. No resident shall allow anything to fall from the window, balcony, or doors of the premises. Residents shall not sweep onto the balcony or throw any liquids on the balcony floor. Residents shall be courteous of the people and personal property below them.
13. **Cigarette/cigar butts shall be properly disposed of and not tossed onto common grounds of the community.**
14. No resident shall place any aluminum foil, plastic or any reflective substance in any window, glass or door except those objects approved by the board of Directors for energy conservation purposes.
15. Where curtains other than white or off-white are hung, they must be lined, or "under draped" in white facing the exterior.
16. Any homeowner not living on the 1st floor condominium are prohibited from having a treadmill or any other device that may create friction between the floors or that produces a noise that can be heard by any adjoining condominium home.
17. No resident, family member, guest, or invitee shall make or permit any disturbing noises in the building or the common area. Residents shall not engage in or permit any conduct by family members, guests or invitees that will interfere with the rights, comforts, or conveniences of other residents.
18. Homeowner's are prohibited from cutting holes in the ceiling or wall of any condominium home to install audio, visual, or any other equipment.
19. Residents shall not play or permit to be played any musical instrument, phonograph, television, radio, sound amplifier or other sound equipment in any 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.

20. 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.

21. No radio, television, or other electronic device may be placed in any unit that interferes with the television or radio reception of another home.

22. No exterior antennae or satellite dishes shall be permitted on the buildings, common elements, or patio areas except small satellite dishes, not to exceed **20"** in diameter which may be placed on rear patios & balconies provided they are **not** permanently attached to the building and do not protrude from the confines of the patio/balcony. **All satellite installations must be approved by the Board prior to installation.**

23. No tent or other temporary structure shall be erected on common areas unless approved by the Board of Directors.

24. There shall be no solicitation by any person anywhere in the Condominium for any cause, charity or any purpose unless specifically authorized by the Board of Directors.

25. No signs, advertisements, notices, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of a condominium unit or Association property by any resident without written permission from the Board of Directors except sale and lease signs in a window. Sale or lease signs shall not be affixed on the exterior of any building.

26. Residents are not allowed on the roofs for any purpose, except as otherwise permitted by the Board of Directors. Residents and their guests are prohibited from climbing on trees within the Landfall community.

27. No noxious or unusual odors (including pet odors) shall be generated in such quantities that they permeate to other units or the common area and become annoyances or become obnoxious to other residents. Normal cooking odors, reasonably generated, shall not be deemed as a violation of this regulation.

28. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common areas. This includes but is not limited to tiki torches, charcoal and gas grills, fryers, outdoor candles, etc.

29. Electric grills are the only grills allowed on the premises-to be used in individual homes and on patio/balconies.

- 30.No Resident shall direct, supervise, or in any manner attempt to assert any control over the employees or contractors of the Association.
- 31.The maintenance, keeping, boarding and or raising (breeding) of animals, livestock, poultry, or reptiles, with the exception of aquarium fish, is strictly prohibited within any unit or on the common area.
- 32.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. 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 occupants of Landfall are encouraged to call the animal control department to help enforce this law. 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. It is NOT the responsibility of the grounds keepers to police this problem. It is the responsibility of the individual pet owners.
- 33.No pet is to be left on the patio/balconies while residents are not at home, and no pets shall be left on any restraining device on the Landfall landscaping. No pet is to be left on the porch or patio at night. A "pooper scooper" or other means of immediately removing pet waste must be in possession of the pet owner at all times while walking his pet(s). Pets must be maintained in the pet owner's home. Pets are prohibited from entering other units without invitation of the respective homeowner. This includes the patio area on the rear of the home.
- 34.Residents shall be liable for all damages to the buildings and/or grounds caused by receiving deliveries or moving or removing furniture or other articles to or from their unit or the buildings.
- 35.Children are the direct responsibility of their parents or legal guardians who must supervise them while they are within the Condominium. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of such children.
- 36.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 from time to time. The Association shall not accept responsibility for the safety of any persons within the Landfall Condominiums or while using the grounds.

37.No member of any family or his guests may go on or in any other housing unit without the specific invitation of the owner or occupant. This includes the patio at the rear of the homes.

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 damages, injunctive relief, fines imposed for infractions or any combination thereof.

Anything to the contrary notwithstanding, these rules and regulations shall not apply to the declarant, its agents, or employees, or to the units owned by the declarant until conveyed. All of these rules and regulations shall apply, however, to all other 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.

Monthly dues payments are due on the first (1st) day of each month and late fees are assessed on the sixteenth (16th) day of each month. Please contact the management office for assistance.

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 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 in writing to the managing agent, not to 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 or tenants.**

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

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 all other rules and regulations previously adopted.

DO'S AND DON'TS OF LANDFALL CONDOMINIUMS

DO:

- Keep your pets confined and when not confined, on a leash. Cumberland County has a leash law. Pick up solid matter left behind immediately.
- Respect your neighbors right to peace and quiet.
- Obey the 15 M.P.H. speed limit within the Landfall Condominium community.
- Protect the landscaping throughout the community.
- Take full responsibility for the actions of your children and guests.
- Attend annual meetings- get involved.
- Pick up parking decals at the management office and install as required towing is enforced with no notice at the owners expense.
- Pay your Association dues every month.
- Maintain your residence in good repair.
- Always notify your Association management company of phone number/address email changes. If renting your unit, make sure the Association management office knows your rental management information.
- BE A GOOD NEIGHBOR.

DON'T:

- Leave garbage by doors or on balcony/porches/patios.
- Work on your car in the common area.
- Use (or store) any grill other than electric on your balcony/patio or in your storage rooms.
- Make any changes to the exterior of your home without prior approval.
- Park or allow your guests to park in another units numbered parking space. Do not park on unpaved areas. Towing enforced with no notice at the owners expense.
- Misuse facilities.
- Take pets in the clubhouse/fitness or pool area!
- Leave pets unattended on patios/balconies.