



# THE ENCLAVE

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AT TREYBURN

Life in motion.

## Rules & Regulations

HANDBOOK

MANAGED BY:  
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**FOR**

**THE ENCLAVE AT TREYBURN**

**CONDOMINIUMS**

**Introduction:** This handbook is provided for the use of the homeowners and renters at The Enclave at Treyburn Condominiums (the "Condominium"). It contains the policies, rules and regulations governing the use of the Enclave at Treyburn Condominium 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 errors, but if you do, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of The Enclave at Treyburn Condominium Owners 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 over-ride 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 regime known as The Enclave at Treyburn 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**

**THE ENCLAVE AT TREYBURN**

**CONDOMINIUMS**

1. A 15 M.P.H. speed limit within The Enclave at Treyburn Condominiums shall be adhered to by residents and guests.
2. No boats, trailers, mobile homes, commercial vehicles, moving POD's/containers, etc... shall be permitted at the Condominium except in designated areas and with prior approval from the HOA.

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 The Enclave at Treyburn 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. Decals must be displayed on the bottom left of the windshield (driver side of vehicle) to avoid towing with no notice at the owners expense.
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, electric 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 on The Enclave at Treyburn and/or landscaping. Ramps and jumps shall not be constructed, erected, or placed anywhere on The Enclave at Treyburn 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. No modifications or additions to exterior walls, windows or doors may be made without prior permission of the Board/Management. This rule does not apply to outdoor furniture and umbrellas on the patios/balconies of the individual units.
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. Any empty planters/pots or planters/pots that contains remnants of dead plants must be removed at the end of each growing season. No more than one-third of any patio/balcony area may be used for decorative plants and/or outdoor furniture. Use of "outdoor furniture" on patios and balconies is allowed but is limited to furniture that was manufactured specifically for outdoor use and must be maintained in good condition while outdoors.
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 the units. 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 The Enclave at Treyburn 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 dumpsters and re-cycle dumpster doors must be kept closed. Boxes must be broken down for placement in the re-cycle dumpster 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. Fines will be assessed for trash left on the ground!

**TRASH DUMPSTERS ARE FOR HOUSEHOLD TRASH ONLY!**

12. No resident shall allow anything to fall from the window, balcony, or doors of the premises. Cigarette/cigar butts shall be properly disposed of and not tossed onto common grounds of the community. Residents shall be courteous of the people and personal property below them.
13. 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.
14. Where curtains other than white or off-white are hung, they must be lined, or "under draped" in white facing the exterior.
15. 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.

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.

**MINIMUM VOLUMES OF ALL SOUND PRODUCING EQUIPMENT MUST BE MAINTAINED AT ALL TIMES, BUT ESPECIALLY BETWEEN THE HOURS OF 10:30 PM and 8:00 AM.**

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

- 17.No exterior antennae or satellite dishes shall be permitted on the buildings, common elements, or patio areas except small satellite dishes, not to exceed 18" in diameter on a stand, **NO** antennae or satellite dish may be permanently attached to the building and must not protrude from the confines of the patio/balcony. **All satellite installations must be approved by the Board prior to installation.**
- 18.No tent or other temporary structure shall be erected on common areas unless approved by the Board of Directors.
- 19.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.
- 20.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.
- 21.**Residents are not allowed on the roofs for any purpose.** Residents and their guests are prohibited from climbing on trees within The Enclave at Treyburn.
- 22.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. **PLEASE BE A GOOD NEIGHBOR!**
- 23.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.
- 24.**Electric grills are the only grills allowed on the premises.**
- 25.No Resident shall direct, supervise, or in any manner attempt to assert any control over the employees or contractors of the Association.
- 26.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.

27. 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, to include 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 The Enclave at Treyburn are encouraged to call the animal control department to help enforce this law. All solid matter left by the pet must be "picked up" immediately to prevent unsightly nuisance, unpleasant odor, and sanitation problems. It is NOT the responsibility of the grounds people to police this problem. It is the responsibility of the individual pet owners.

No pet is to be left unattended on the patio/balconies at any time. No pet is to be left on any restraining device. 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 unit. Pets are prohibited from entering other units without invitation of the unit's owner. This includes the patio area on the rear of the unit.

28. 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.

29. 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.

30. 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.

31. 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 units.

32. Ring Door Video: The Board of Directors will allow the purchase and installation, by residents or owners, of the Ring Video Doorbell by Bot Home Automation, Inc., Santa Monica, CA.  
PLEASE SEE EXHIBIT A (Page 9) FOR FURTHER GUIDANCE.

33. 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.
  
34. 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.
  
35. Payments of monthly assessments shall be made at a place designated by the Board of Directors. Payments made in the form of checks shall be made to the order of such party as the Treasurer shall designate. Payments of regular assessments are due on the first day of each month and if payments are 15 or more days late, they are subject to charges as provided.
  
36. 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.



## **RING VIDEO DOORBELL**

The Ring Video Doorbell will not be purchased by the Board of Directors or the management Company. If the resident or owner chooses to install the Ring Video Doorbell, the Ring Video Doorbell must be purchased by the resident or homeowner.

The only color allowed is Satin Nickel as provided by the manufacturer. The item's appearance may not be painted or altered in any way.

No other item by Bot Home Automation, Inc., including but not limited to the Stick Up Camera, or Chime, will be allowed. No other camera or monitoring system, of any type, by any other manufacturer, installed in any location, may be installed. The Board of Directors has not approved any other door or lock automation.

The Ring Video Doorbell can only be installed at the main front door, in the hallway, in the exact place where the existing doorbell is installed. The Ring Video Doorbell can be connected to the existing doorbell wiring.

If the resident moves out of the Enclave at Treyburn, the owner of the Ring Video Doorbell has two options: 1. To leave and abandon the Ring Video Doorbell in place; or 2. To completely replace the building material upon which the Ring Video Doorbell was installed. Patching the holes will not be sufficient. The door frame or siding material must be professionally replaced and completely matched to existing building materials.

Existing regulations do not allow a doorbell to be installed in the limited common use area of the patio. This regulation does not allow the installation of any Ring Video Doorbell, or any other doorbell anywhere on the patio. In order to install the Ring Video Doorbell as described above, the unit's owner must receive permission from Management Company before installation.

This regulation change does not grant automatic permission to those residents that rent their property. These rental occupants must obtain permission from the owners of their property prior to installation.

Any questions about this change in regulations should be forwarded to the Board's Management Company, Little and Young.

### **Exhibit A**



## **VIOLATIONS**

Your Board encourages the assistance of all residents in the enforcement of these rules and regulations. Violations should be reported, in writing, and/or via email to the Management Company. 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 The Enclave at Treyburn 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.

FOR THE BOARD OF DIRECTORS

THE ENCLAVE AT TREYBURN

September 2023

## **DO'S AND DON'TS OF THE ENCLAVE AT TREYBURN 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 you neighbors right to peace and quiet.
- Obey the 15 M.P.H. speed limit within The Enclave at Treyburn Condominium community.
- Protect the landscaping throughout.
- Take full responsibility for the actions of your children and quests.
- Attend annual meetings- get involved.
- Pick up parking decals at the management office and install as required towing is enforced.
- 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.
- STORE YOUR ELECTRIC GRILL on your patio/balcony or in your storage room.
- Clean up after your pet(s).
- BE A GOOD NEIGHBOR.

## **DON'TS:**

- 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 or block driveways. 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.