

RULES AND REGULATIONS

TANGLEWOOD CONDOMINIUM ASSOCIATION
32-40 Martin Drive - Whispering Pines, NC

Window and Door Replacement: Window and Door- to include sliding glass doors - replacement will be the responsibility of the unit owner, but the HOA Board must approve the replacement window and/or door. The trim around the window remains the responsibility of the association.

Deck and Porches: If the deck or porch needs repair or replacement, the responsibility falls on the owner of the unit. If the deck or porch falls under disrepair, the association will repair the deck or porch at the owner's expense. To define the areas in question, the porch areas are covered and uncovered entrances, interior balconies with spindles and non-covered decks facing the golf course. There will be no Hot Tub or Spas of any type allowed. ALL stairs –only, are under HOA responsibility.

Trash Disposal: No bagged trash or garbage is permitted on either the deck, porches, or common area walkways. All trash or garbage must be placed in designated areas for pick up.

Pets: Owner is allowed two pets of medium size per unit. They must be current with all required shots and owner is required to be able to provide records of shots, if needed, each year. Owners having pets must keep pets on a leash at all times when outside the units. Pets are not allowed on decks without the owner being present. Pets are not allowed to be unattended at any time or left outside on a lead/dog house. Owners must clean-up after their pet. If a pet becomes a nuisance or owner is not abiding by the pet rules, then a letter would be sent to owner. If problem still continues, the following fines would be imposed; \$25 first offense, \$50 second offense, \$100 third offence and the Board will ask for the removal of the pet. Pet visitation is allowed with owner taking full responsibility of pet behavior and making sure all pet guidelines are met during the visit time period.

Rental Units: Short-term rental of any unit is prohibited. No owner may rent his/her unit for a period of less than six (6) consecutive months. Prior to rental, owner must submit a signed lease agreement to the HOA Board for approval. Any change in these tenants at any time, must be submitted to board for further approval. No Boarding of tenants allowed (AirBandB, etc.)

Noise Curfew: There will be no noise such as loud music, screaming, yelling or revving of cars, trucks, or motorcycles after 11pm and before 7am. If in violation, the law enforcement will be called.

Late Fees: Monthly common charges and/or assessments are due and payable on the first day of the first month. Owners are allowed to pay Quarterly with the same rule applying for

Quarterly dates (January, April, July, October). Late fees shall be assessed according to the following schedule:

\$15.00 if 30 days late, \$30.00 if 60 days late, \$45.00 if 90 days late

If the dues/assessment remains unpaid at the beginning of the next quarter, a lien and possible foreclosure may be processed against the property.

Parking Areas: Each unit owner is assigned parking for their garage space and one additional parking space in the parking area. Spaces shall be marked for unit assignment. Visitor parking will be any additional parking that remains or along Martin Drive. No cars are allowed to be parked along the street overnight per the Covenants of the Village of Whispering Pines.

Emergency Access: Anytime a unit is to be vacant for an extended period of time, the HOA reserves the right to ask for a key to the unit for HOA Management to hold in case emergency access is needed. HOA cannot be held responsible for being unable to access any unit in case of emergency.

Crawl Spaces: The crawl space of each unit is the owner's responsibility unless water damage/flooding occurs through natural disaster. Any other crawl space maintenance will remain owner's responsibility.

Uniformity: The HOA is responsible for exterior paint needs. All paint colors and exteriors of units will remain uniform in appearance. No yard art is allowed. Lawn accessories are not to exceed 1 table and 2 chairs and must be temporary. Nothing is allowed to be hung by the banisters or deck railings overnight. Common walkways and areas around garages shall not be blocked with debris or any household items at any time. ALL OUTSIDE AREAS ARE COMMON AREAS>

The above Rules and Regulations for Tanglewood Condominium Association shall be considered adopted and in place per HOA Board approval on January 24, 2019. This document can be edited/amended at any time per Board approval and is a "living" document.