

RULES AND REGULATIONS

OF

CLUB VILLAS AT ST. JAMES PLANTATION OWNER'S ASSOCIATION, INC.

The following Rules and Regulations, along with the Declaration of Condominium and the Bylaws of the Association, shall apply to Club Villas at St. James Plantation, a Condominium, and to the Common Elements, the Limited Common Elements and all Units within the Condominium. Owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. These Rules and regulations may be modified or amended by the Executive Board from time to time, in its discretion, and any modifications or amendments shall be effective from the time of their posting or notice thereof to Unit owners.

1. Sidewalks, entrances, passages, stairways and all Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall carriages, bicycles, motorbikes, mopeds, wagons, shopping carts, chairs, benches, tables or any other object of similar size type and nature be stored thereon or therein.
2. The personal property of any owner shall be stored within the Owner's Unit and within any storage space which is appurtenant to such owner's Unit.
3. No garbage cans, supplies, milk bottles or other articles shall be placed in any portion of the Common Elements, nor shall any linens, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung on or from any balcony, window or door exposed to the Common Elements. Common Elements shall be kept free and clear of rubbish, debris or other unsightly materials. The Association shall have the right to remove unauthorized materials from the Limited Common Elements or Common Elements without notice to the owner.
4. No Owner shall allow anything whatsoever to fall from the windows of the Unit, nor shall any Owner sweep or throw dirt or other substances from a Unit.
5. Refuse and bagged garbage shall be deposited only in the area provided. All such trash MUST be put into the bins located adjacent to the condo buildings. Recycled materials shall be deposited in the bins located adjacent to building 21 and large, broken-down cardboard boxes can be deposited at the recycling area behind the fire house. NOTHING IS TO BE LEFT OUTSIDE THE TRASH CONTAINERS.
6. Except as the Executive Board may otherwise provide, no trucks, commercial vehicles, recreational vehicles, motor homes, motorcycles, campers, boats or boat trailers may be parked upon the Common Elements. This proscription against trucks shall include any such vehicles for personal noncommercial use. Vans less than 3,500 pounds gross vehicle weight (as indicated on such vehicle's State of North

Carolina registration certificate) that are used solely for personal noncommercial purposes shall be permitted. No car covers shall be allowed and no unlicensed vehicles or vehicles with an expired state inspection sticker shall be allowed to park on the Common Elements. No maintenance or repair work to any motor vehicles shall be conducted on the Common Elements.

7. Owners, their guests, invitees and lessees shall be permitted to park permitted motor vehicles only in designated parking spaces. Any violation of rule (6) or (7) shall constitute a nuisance and, in addition to other remedies available to it at law and in equity, the Association shall have the right: (a) to assess fines against the Owner for violations by such Owner or such Owner's family, guest, invitees or lessees; and (b) to remove the offending vehicle from the common Elements upon commission of a second offense by an Owner or such Owner's family, guests, invitees or lessees. The cost of such removal and any storage fees shall be the responsibility of the Owner and the guest, invitee or lessee. The fines, costs and fees described in this section shall be deemed to be assessments as set forth in Article XXVII of the Declaration and if not paid within thirty (30) days after notice and demand therefore, the Association shall be entitled to the remedies set forth in the Declaration for the enforcement And collection of delinquent assessments.
8. The Association shall have the right to assign exterior parking spaces for exclusive use by Owners of designated Units, their guests and invitees. Any such assignment shall not affect the characterization of such parking spaces as Common Elements.
9. Employees of the Association or its professional managing agent shall not be sent off the Condominium premises by any Owner at any time for any purpose. No Owner or resident shall direct, supervise or in any manner attempt to assert any control over employees of the Association or the managing agent.
10. No Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons which will interfere with the rights, comforts or convenience of the Owners.
11. No Owner shall cause any improvements or alterations to be made to the exterior of the Condominium (including painting or other decoration, the installation of electrical wiring, television or radio antennae or satellite dishes, or any other objects or devices which may protrude through the walls or roof of the Condominium) or in any manner alter the appearance of the exterior portion of the building without prior written permission of the Association . No Owner shall cause any object to be fixed to the Common Elements or to any Unit's terrace or balcony (including the location or construction of fences or the planting or growing of flowers, trees, shrubs or other vegetation) or in any manner change the appearance of the exterior of the Condominium without the prior written permission of the Association, as set out in Article XVII of the Declaration.
12. The Association may retain a pass-key to all Units. No Owner or occupant shall alter any lock or install a new lock without the written consent of the Association. Where

such consent is given, the Owner shall provide the Association with an additional key for the use of the Association pursuant to the rights of access and/or for the building's Knox box to allow the fire department access in the event of an emergency.

13. No flammable, combustible or explosive fluid, chemical or substance shall be kept or used in any Unit, Limited Common Elements or Common Elements except as are required for normal household use.
14. No resident of the Condominiums shall post any advertisement or posters of any kind in or on the Common Elements.
15. No animal, other than common household pets weighing no more than fifty (50) pounds at full growth, shall be kept or maintained in any Unit, and no more than two (2) common household pets shall be kept or maintained in any Unit. Common household pets shall not be kept, bred or maintained for commercial purposes. No structure for the care, housing or confinement of any pet shall be constructed or maintained on any part of the Condominium property. Animals shall be permitted on the Common Elements only if on a leash or under direct voice control of the owner and in compliance with all laws and ordinances of the Brunswick County relating thereto. **All pet owners must pick up deposits left by pets at any location, including grass, driveways, pine straw, wooded and open areas.**
16. No grills of any type and no outdoor cooking shall be permitted on any terraces or balconies of the Condominium.
17. The swimming pool at Club Villas is for the Owners, Owner's family, guests, invitees or lessees only. Keys to the pool have been provided to all Owners so the above identified persons may access the pool area. There is no lifeguard so children must be supervised by an adult and no glass of any kind is permitted in the pool area. Hours of operation are posted at the pool and we expect all users to adhere to those hours.
18. Mailbox keys have been issued to all Owners. If they are lost, the Post Office will remove the locks and install replacement mechanisms. If an owner needs a new key, LRES (the management company) will collect a fee of \$40.00 and then coordinate the replacement.

Revised November 4, 2009