

Attachment 4 to Public Offering Statement

Rules and Regulations Of The Woodlands at Crow Creek Owners Association, Inc.

Revised Feb. 2020

The Woodlands at Crow Creek, a condominium association, is a community of private living spaces with joint ownership of common areas and amenities. Rules and regulations reflect the accumulated wisdom of other similar communities, relevant Federal and State laws, and the particular needs identified within the community of Crow Creek by its owners and Directors.

As joint owners of the common areas of our community, we share an interest in maintaining our property to the best of our ability, which means committing ourselves to be good citizens and neighbors, and communicating those expectations to everyone that we personally welcome to the community (family members, guests, tenants).

The Rules and Regulations are best viewed as a guide intended to promote the general common good of all property owners to (1) preserve the appearance and integrity of our property, (2) insure safety, comfort, and enjoyment at our facilities (3) minimize our joint exposure to liability. In choosing to live in a condominium community, we all agree to abide by its rules and regulations as communicated in all of its governing documents.

A copy of these rules and regulations should be part of a tenant's lease and posted in each rented unit to include emergency contact information for local police and fire departments, and the property manager to report water leaks and other urgent matters that can result in serious property damage.

1. All vehicles must be parked in designated parking spaces. Passenger vehicles, vans and trucks used for noncommercial purposes, are allowed. Motorcycles and motor scooters designated for street use and equipped with mufflers are allowed. **The Association shall have the right to assign exterior parking spaces for exclusive use by Owners designated Units, their guests and invitees. Any such assignment shall not affect the characterization of such parking spaces as Common Elements.**
2. No boat, watercraft, trailer, bus, camper, motorhome or recreational vehicle shall be parked within the boundaries of the Condominium for more than forty eight (48) hours. Except for deliveries and authorized construction, no commercial vehicle, truck or construction equipment shall be parked within the boundaries of the Condominium. No inoperative or unlicensed vehicle or vehicle with an expired registration or inspection sticker shall be parked within the boundaries of the Condominium. No maintenance (car washing, changing fluids) or repair work to any type of motor vehicle shall be conducted within the boundaries of the Condominium.
3. The sidewalks, entrances, passages and stairways must not be obstructed or used for any purpose other than ingress and egress to and from the premises; nor shall carriages, motorbikes, mopeds, wagons, shopping carts, chairs, benches, tables or any other object of similar type and nature be stored thereon or therein.

4. The personal property of any Owner shall be stored within the Owner's Unit and within any storage space that is appurtenant to such Owner's Unit. **Storage of equipment, recreational equipment, boats or bicycles on the Common Elements is not permitted.**
5. No cans, supplies, or other articles shall be placed in any portion of the Common, or shall any rugs, mops, laundry, **flags**, or other articles be shaken or hung on or from any deck, balcony or terrace, or from any of the windows or doors, or exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of trash, debris and other unsightly material. The Association shall have the right to remove any unauthorized material from the Common Elements without notice to any Owner.
6. Trash and bagged garbage shall be deposited only in designated receptacles. Anything too large to fit into the container (e.g., mattress, furniture) must be discarded elsewhere (e.g., county facility). Nothing may be left alongside the dumpsters as the hauler will not take it. **TV's and electronic items are not permitted to be discarded into the receptacles.**
7. No Owner or occupant of a Unit shall allow anything whatsoever to fall from a window, or sweep, throw, or power wash any dirt or other substance from a Unit.
8. No flammable, combustible or explosive fluid, chemical or substance shall be kept or used in any Unit or on the Common Elements, except for normal household use and in accordance with all applicable laws and label provisions.
9. No grills of any type and no outdoor cooking shall be permitted on any deck, porch, terrace or balcony of the Condominium. Grilling is only permitted in the designated grills located behind each condo building.
10. No Owner or occupant of a Unit shall make or permit any disturbing noises, or do or permit anything to be done that interferes with the rights, comforts or convenience of the other Owners and occupants of Units in the Condominium.
11. No animals, other than common household pets weighing no more than forty (40) pounds at full growth, shall be kept or maintained in any Unit. **Certified Service Dogs, Police Dogs, or retired Police dogs are permitted however.** Common household pets shall not be kept, bred or maintained for commercial purposes. Pets shall be permitted on the Common Elements only if on a leash and in compliance with all applicable laws and ordinances. All pet waste shall be picked up and disposed of in a proper manner. **Does North Carolina have a limit as to how many pets are allowed in a unit...I think they have one for single family homes???**
12. No Owner shall cause any improvements or alterations to be made to the exterior of any building (including painting or other decoration, the installation of electrical wiring, antennae or satellite dishes, or any other objects or devices), or in any manner alter the appearance of the exterior of any building without proper written approval of the Association, as provided in the Declaration of Condominium. **I want to discuss Satellite dishes with you...I understand that the old dishes were huge but they are very small now and if it is confined to a balcony that would be considered 'behind the walls' and should be allowed.**
13. No Owner shall cause any object to be affixed to the Common Elements (including fences, trees, shrubs, flowers or other vegetation) or in any manner change the appearance of the Common Elements without prior written approval of the Association, as provided in the Declaration of Condominium.
14. No advertisements or signs of any kind shall be posted or displayed in or on the Common Elements, except as maintained by the Association for directional, informational and safety purposes. One "For

Sale" sign shall be allowed per Unit; the design, colors, location, and other details of which must be approved by the Association and by the Architectural Design Committee of the Master Association.

15. The Owner should provide the Association/Management Company with the Unit key or combination for emergency access and for repairs to the Common Elements.
16. No skateboarding, rollerblading, or scooters is permitted in the Common Areas.
17. The use of both the Woodlands Amenity Center and the Woodlands Wellness Center is restricted to adults over the age of 18. Anyone under the age of 18 must be supervised by an adult (over the age of 18) while using these facilities. **The Woodlands Amenity Center is limited to Owners and Long Term Renters (over 30 days). Access to the Pool and Wellness Center is available to all Owners, Renters and day to day guests.**
18. No one should feed or harass alligators and other wildlife on the property. Not only is it dangerous to do so, but it may violate NC State Wildlife statutes.
19. Residents and guests of the Woodlands at Crow Creek are not responsible for direct intervention in response to perceived rules violations. Instead, they should report rules violations to the Management Company, which works closely with the HOA Board to enforce the rules.
20. **Per the Declaration of Condominium for The Woodlands of Crow Creek – Article XI – Residential usage restricted to Units – the Executive Board shall be furnished with a copy of any lease. All leases (long term or short term or daily) must be submitted and signed by the lease. A signed agreement of the Rules and Regulations must also be signed and furnished prior to occupancy. Let's discuss this...should the executive board be furnished a copy or should the management company get the copy.**

Any questions regarding the above policies may be directed to the Woodlands HOA office Monday - Friday, 9 am - 5 pm [closed from 12:00 pm - 1:00 pm] at 843-249-1779 or by email to atwoodlands@bmgpm.com.

The Association has authority to assess fines against an Owner for violations of the Declaration of Condominium or any rule or regulation of the Association, by Owner or the Owner's family, guest, invitee or lessee, in addition to all other remedies available to the Association. In the event of a second violation of Rule (1) or (2), the Association also has authority to remove the vehicle from the Condominium. The cost of removal and any storage fees shall be the responsibility of the owner of the vehicle and the Owner of the Unit, in the event that the vehicle is owned by an Owner or an Owner's family member, guest, invitee, or lessee. Fines, costs and fees due by an Owner shall be assessments as provided in the Declaration of Condominium and, if not paid within thirty (30) days after notice to the Owner, the Association may pursue any of the remedies set forth in the Declaration of Condominium or by law for the enforcement and collection of delinquent assessments.

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 posting at a location on the Common Elements or notice thereof to Owners.

Rules for the Woodlands Amenity Center and Wellness Center

- a. Property owners, renters and guests are expected to follow all rules posted on signs on entry doors and elsewhere throughout the facilities.
- b. The Amenity Centers are open from 5:00 am - 11:00 pm daily.
- c. The Outdoor Pool & Jacuzzi will be available from sunrise to sundown.
- d. The Amenity Centers, including the outdoor pool/hot tub, are **NON SMOKING** facilities.
- e. Wet bathing suits or other bathing attire are **NOT** allowed *inside* the Woodlands Amenity Center and the Cardio-Fitness Room of the Wellness Center.
- f. Users of the weight facilities are expected to use a clean/dry towel to wipe down equipment after each use. Please use any cleaners that are provided on the weight equipment.
- g. Access to the Amenity Center is restricted to Woodlands property owners, their guests, and renters. Access will be granted via an access ID card. Keep in mind that property owners will be held responsible for the actions of persons using the the access card. Do not provide an access card to someone for whom you do not wish to be responsible.
- h. Glass containers, pets, loud music, firearms or illegal activities are prohibited in all of the indoor and outdoor areas.
- i. Kitchen facilities may be used for storage of food/drinks for the day only. Please remove all food and drinks and clean area used prior to leaving. Any food/drinks left behind will be removed at the end of the day.
- j. The Computer Room is available during regular hours. Please limit your use to not more than 45 minutes per visit. Please do not store files, data, or software programs on the computers and be sure to turn off the monitor before leaving.
- k. From time to time the Community Room in the Woodlands Amenity Center may be reserved for a registered private event or a community-wide activity. Notices are posted on the doors, and on the Calendar on the HOA website (cccommunity.org).
- l. The Woodlands HOA keeps a reservation calendar for the large Community Room. If you want to reserve the Community Room for a private event, please contact Benchmark Management Group, 843-249-1779 to submit your request. **Reservations require a refundable \$150.00 deposit.** The deposit is fully refundable after a satisfactory inspection following the event. Any damages/cleaning that is required after use of the facility will result in forfeiture of the deposit plus any additional charges as required to restore the facility to its original state.