LAKEVIEW CONDOMINIUM ASSOCIATION
RULES and REGULATIONS

By Order of the Board of Administrators – Effective June 13, 2022

Lakeview Condominiums' Vision is to be the premiere condominium community in the Sandhills. The following rules and regulations (R&R) are designed to achieve that Vision by keeping our community an attractive and desirable place to live and visit. These R&R are in accordance with our bylaws and the North Carolina Condominium Act. However, this list is not all-inclusive, and owners should be familiar with all the requirements listed in the bylaws. These R&R and the bylaws apply to all owners, renters, and guests and can be found at: https://lakeviewhoa.managebuilding.com/Resident/portal/

No occupants, guests or contractors shall create a nuisance (e.g., loud music and TVs, noisy parties, barking dogs) that may disturb other Lakeview occupants

No attachments or changes are to be made to any building common or limited common property without HOA Board approval. Major landscaping changes (e.g., planting or removing trees and bushes) must also be approved by the HOA Board

Owners, their service providers, or their designated representatives shall notify the Management Company before any contracting work is done on the heating/AC units located on the roof in order to protect Lakeview Condominium property (e.g., roofing, landscaping, curbing).

Pets policy:

- Renters for periods of less than six months are not allowed pets unless written consent is provided to the owner from the HOA Board before the renter moves in.
- Pets must be leashed and in the company of owners when outside. Pets may not be on runs or tied up outside. Pets may not be housed on balconies or porches. Pet owners are responsible for immediately (i.e., within five minutes) cleaning up pet droppings. Pet waste stations are provided on site.
- Pets must be fed inside the owner's unit. No food or litter boxes are to be outside at any time.
- Pet owners are responsible for any damages to structures caused by their animals.
- Pets must not create a nuisance to other occupants by creating objectionable noise.
- Feeding stray cats is forbidden.

Outdoor or porch clotheslines are not permitted. Swimming apparel, towels, clothing, or other articles shall not be hung on the exterior of any unit, including railings.

All exterior spaces, front entrances, and balconies shall be kept free of unsightly clutter.

No trailers are permitted on the premises except to load and unload. Recreational vehicles are not permitted to be parked on the premises.

Golf carts may not be parked on the premises overnight.

The use of gas or charcoal grills is not permitted on the premises due to fire hazard per Village of Pinehurst Fire Department requirements. Electric grills are permitted.

Swimming in the lake from Lakeview's shoreline is not permitted.

No mooring or launching of boats is permitted along Lakeview's bulkhead or shore. Canoes and kayaks, which can be carried, can be stored under decks when not in use, and may be launched from the shoreline.

Garbage and other refuse must be bagged in plastic, tied, and placed in the appropriate trashcans in the trashcan locker located under the stairs. *Trashcan lockers must be kept clean.* Trash is picked up on Monday mornings (excluding holidays).

Property Access

- Effective June 8, 2022, the Lakeview Condominium Home Owners Association requires that you either use a local rental manager for your unit*, or provide the management company (GPRO) with a local contact that can give them access to your unit*, or give the management company (GPRO) a key for access in the event of an emergency. The purpose for this addition to the existing R&Rs is to ensure that you have someone local to represent you in order to respond to complaints regarding your tenants or guests, and advise you of any interior maintenance issues with your unit, etc. This is covered by Section II of the Bylaws.
- Limit to Maximum of Renters:
    a. 1 BR Units – 4 Adults
    b. 2 BR Units – 6 Adults
    c. 3 BR Units – 8 Adults
- Smoking: If owners do permit smoking within their units, then cigarette/cigar butts must be disposed of safely and appropriately. The same care should be taken when smoking outside the units.

Sale of Units:
In the event an owner desires to sell their unit it shall first be offered for sale to the Lakeview HOA for the same price and terms of the highest acceptable offer. Notification shall be in writing.

Transfer Fee:
A transfer fee of $500.00 shall be paid by the buyer to Lakeview Condominium HOA on or before closing upon the sale of any unit. This fee shall be applied to the Reserve Fund and used for major maintenance or improvement projects as approved by the Lakeview HOA.

Owners are responsible for the actions of their renters/occupants. Violation of these rules will result in the following:

- First offense – An email to owner and/or rental management company.
- Second and each following violation – a fine of up to $100 assessed to the owner via HOA dues billing.

The Lakeview HOA Board reserves the right to modify these R&R on an as needed basis.

**** This information must be supplied to the management company (GPRO) by June 27, 2022 and should be updated whenever the situation changes.***

LAKEVIEW CONDOMINIUM ASSOCIATION
POOL RULES and REGULATIONS

By Order of the Board of Administrators – June 2022

The Lakeview Condominiums pool is for the exclusive use of OWNERS and THEIR GUESTS. Renters are considered guests of the owners. Renters are NOT allowed to bring other guests to the pool.

ALL PERSONS WITHIN THE POOL AREA MUST IDENTIFY THEMSELVES AND HAVE A POOL ENTRANCE FOB WHEN ASKED BY HOA MANAGEMENT OR A CONDOMINIUM OWNER.

The following rules are to be observed by all pool users:

1. Glass bottles or other breakable objects are not allowed in the pool area.
2. Only persons in bathing attire may use the pool.
3. No lifeguard is on duty and all children under the age of 10 MUST be accompanied by an adult.
4. No running, jumping, loud music, or other behavior that may be disturbing to users of the pool or area residents is permitted. Violators will be asked to leave the pool.
5. Pets are not allowed in the pool area.
6. Pool furniture is not to be removed from the pool area.
7. No one shall be in the pool area with a disease, infection, or open sores. Bandages may not be worn in the pool.
8. Children who are not toilet trained must wear swimming-designed diapers.
9. Each owner is responsible for the conduct of their guests and for their compliance with these rules.
10. Alcoholic beverages are not permitted within the pool area.
11. All trash must be placed in the provided containers.
12. Smoking is prohibited within the pool area.

Thunder and lightning:
In accordance with local ordinance, you MUST vacate the pool area if any thunder or lightning is seen or heard. By law, the pool area must be cleared for thirty (30) minutes if this condition occurs.

Owners, renters, and guests must abide by these rules to ensure that use of the pool area is an enjoyable experience. All users of the pool are required to comply with these rules. Persons violating these rules may be asked to leave by any Lakeview Owner or a member of the management company.