

PINEWILD PROPERTY OWNERS ASSOCIATION ASSOCIATION RULES AND REGULATIONS

(Subsidiary Addendum to the Covenants, Conditions, and Restrictions)
Effective this 15th day of September 2025



RULES AND REGULATIONS OF PINEWILD PROPERTY OWNERS ASSOCIATION

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These Rules and Regulations of the Pinewild Property Owners Association (the “PPOA”) were adopted by the PPOA board of directors (the “Board”) pursuant to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Pinewild Country Club of Pinehurst recorded in Book 1945, Page 69, Moore County Registry, (the “CC&Rs”) and the North Carolina Planned Community Act.

These Rules and Regulations ensure that all Lot owners enjoy the privileges of this prestigious community and that the standards that set Pinewild apart from other communities can be upheld.

These Rules and Regulations are published as a convenience to Lot owners. They are not meant to be a comprehensive list of the rules governing the community and are supplemented by the Policies and Procedures (the “P&Ps”) of the Architectural Review Board (“ARB”). Rather, these Rules and Regulations are a summary of the principal policies in force in Pinewild, and may be revised and amended from time to time. Further, the CC&Rs will control in the event of a conflict between the CC&Rs, the ARB P&Ps and Rules and Regulations, and the ARB P&Ps will control in the event of a conflict between the ARB P&Ps and the Rules and Regulations.

The Rules and Regulations shall be binding upon each Lot owner and his/her family members, guests, visitors, tenants, servants, employees, contractors, agents and other invitees (each, an “Invitee”). Further, in order to promote adherence to these standards, violations may result in the receipt of warning letters, fines, and legal actions to recover damages or prevent violations. The violation of any of the CC&Rs, ARB P&Ps, or Rules and Regulations by an Invitee will result in the assessment of applicable sanctions, costs or fines against the Lot owner responsible for invitation of the Invitee into Pinewild. Therefore, for example, a Lot owner will be liable for any damage to Common Elements caused by his/her Invitee regardless of whether the Lot owner was aware of the damage or involved in the damage.

Capitalized terms that are not defined in these Rules and Regulations carry the meanings set forth in the CC&Rs.

USAGE OF LOTS

1. All Lots shall be used for residential, single-family purposes only. Only the Lot owner or lessee, members of his or her extended family, and any caregiver, companion or household staff are permitted to occupy the residence. [Clarification of CCRs, Article VIII, Use of Property, 8.1.1, 8.1.10, and 8.1.13]
2. If a residence is to be rented, the Lot owner must (a) receive approval from the PPOA Office prior to the rental of the home, which shall be for a period of six months or more and (b) provide the PPOA Office with a copy of the lease and the names of the lessee and each occupant. Any changes to the list of occupants must be provided to the PPOA Office within seven (7) days. Each Lot owner will be fully responsible (financially and otherwise) for any violation of the CC&Rs or the ARB P&Ps caused by any of his/her guests or occupants. No Lot owner may lease or rent his/her residence for any period of less than six (6) consecutive months without the prior written consent of the PPOA.

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3. No activity, condition or occurrence (approved construction excepted) shall be permitted that (a) unreasonably or materially interferes with the authorized use and enjoyment of the Property or an portion thereof by any Owner or family member or invitee thereof or (b) is injurious to health or is indecent or offensive to the senses of a reasonable person.
4. Each Lot owner is responsible for maintaining the cleanliness, landscaping, and appearance of his/her Lot and all structures thereon in accordance with the standards set out in the CC&Rs and as further set forth in the ARB P&Ps. The ARB shall determine actions necessary to ensure compliance with its standards.

PARKING

1. Parking vehicles on the surface of Pinewild streets is prohibited at all times. Automobiles, vans, trucks, tractors, campers, trailers, watercraft, and all other personal or commercial vehicles may ONLY be parked on the side of Pinewild streets if all the vehicle's tires are off the street pavement. Large "moving trucks," construction and delivery vehicles, and other oversized vehicles should make every attempt possible to park off Pinewild streets for deliveries and/or pick-ups. When the street lay-out, driveway design, or other geographical factors do not permit off-street parking, the PPOA office should be notified prior to delivery/pick-up in order to develop safe alternative plans.
2. Vehicles with painted or affixed signage thereon may not be parked overnight in the driveway of any Lot. Such Vehicles must be parked within the garage.
3. Only automobiles and pick-up trucks that are used for personal and non-commercial purposes may be parked in the driveway on any Lot on a regular basis. The tires of such Vehicles parked overnight must be on the driveway surface. Such Vehicles that are not driven for seven or more consecutive days are deemed to be "Stored Vehicles" and are subject to the rules set is paragraph 4 below.
4. Stored Vehicles must be parked on the driveway surface. Stored Vehicles must be tarped and the tarp must be brown or dark green in color. Only one (1) Stored, tarped Vehicle may be stored on any lot, including on the driveway and/or outside the garage. Prior authorization must be obtained from the Community Manager prior to storing a vehicle and the maximum term of storage is six (6) months. This six (6) month period may be extended with prior authorization from the Community Manager.
5. No otherwise permitted Vehicle (a vehicle that has been assigned a Pinewild POA Proximity Card accessibility for entrance gates) shall be restored or repaired within Pinewild except for (a) repairs or restoration undertaken within the garage and (b) emergency repairs only to the extent necessary to enable movement thereof to a proper repair facility.
6. Overnight parking of vehicles on any residential street in Pinewild, or on PPOA Common Area, is prohibited. Parking of non-operational or unregistered vehicles on any lot in Pinewild is prohibited.
7. Each otherwise permitted Vehicle located within Pinewild shall display a valid and current registration and license plate.

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8. Recreational vehicles, boats, trailers and other towed equipment/vehicles shall not be parked on any lot in Pinewild for more than 72 hours without written permission of the Community Manager.
9. Any improperly parked Vehicle must be moved immediately upon notification and will be towed, at the expense of the Lot owner who owns the Vehicle or is otherwise responsible for its Invitee owner.

ANIMALS

1. No livestock of any kind may be kept on any Lot or otherwise within Pinewild with the exception of *bona fide* service animals and household pets that do not make excessive or objectionable noise or constitute a nuisance or inconvenience to neighbors.
2. Each pet must be leashed (with owner holding the other end of the leash) when off the Lot of its owners. Electronic collars or other devices are not considered to be leashes.
3. Each pet must have current rabies vaccinations and wear a collar containing proof of shots and its owner's name and address.
4. Pets may not be left outside without supervision or if the pet owner is not at home, whether the Lot has a physical or electronic fence or otherwise. Therefore, someone must be responsible at all times for ensuring that all pets stay on the Lot.
5. Pet owners are responsible for immediately removing all pet waste anywhere within Pinewild, (including Common Elements and other Lots).
6. Any pet found running loose off its owner's Lot or at Pinewild Lake Park as hereinafter permitted is subject to impound in accordance with state and local regulations.
7. Lot owners may bring pets to the Pinewild Lake Park between 4:00 PM and 6:30 PM daily to allow pets to run off leash and utilize the lake. Pet owners are required to immediately remove all pet waste. If people without pets arrive at the Park during these hours to utilize Park facilities, each pet owner shall immediately leash his/her pet for the protection of others.
8. Moore County Animal Control should be called if wild animals are seen in the neighborhood or if a pet poses a threat or nuisance. Any person desiring to file a complaint related to a violation of these Rules and Regulations may do so by calling the Community Manager, but, subsequent to notifying the Community Manager by phone, the person must submit a written complaint to the Community Manager (all pet issues will, however, be dealt with in a confidential manner). The pet owner will be advised of the issue and provided an opportunity to be heard by the Adjudicatory Panel. Final resolution will be provided to the pet owner upon disposition by the Adjudicatory Panel.
9. No raising, breeding, training or dealing in dogs, cats or any other animals shall be permitted on or in Pinewild.

SIGNAGE

1. No sign may be posted on any Common Element or on any residence or any Lot without prior approval of the Community Manager.
2. "For Sale" signs, balloons, and other advertising devices are not permitted within Pinewild.

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3. A single “open house” sign is permitted in front of the house only during the period of the open house. The open house shall be subject to advance approval by the Community Manager.
4. All construction sites shall have a sign, which must otherwise comply with and must be constructed in accordance with the Municipal Code of the Village of Pinehurst, identifying the builder and telephone number on the front curb of the site.

GOLFER PRIVILEGES

All Lot owners are required to allow golfers to retrieve errant golf balls on any Lot.

SAFETY AND SECURITY

Gate Access and Vehicle Safety

1. Each lot owner and resident is eligible to obtain two resident gate access cards, which will automatically open the resident gate at each Pinewild entrance. Additional gate cards or replacement gate cards are at the discretion of the Community Manager and will be charged at \$25 each. The resident gate cards are not transferable and, therefore, a new resident gate card is required upon purchase of a new permitted vehicle, replacement of a windshield or any other action requiring removal of the original card.
2. Proof of ownership is required in the form of vehicle registration, Pinewild address, and vehicle license number.
3. Pinewild Security must be notified in advance of all invitees and all functions taking place in Pinewild by providing date, list of guests, and other persons requiring access to Pinewild. Access will be denied without preclearance by an owner. Please ensure that all parking is off-street.
4. Regular guests and household employees (e.g., housekeepers and lawn maintenance staff) may be added to the *Electronic Permanent Guest Form* maintained by Pinewild Security. Please ensure that this list remains current at all times.
5. **For traffic and safety reasons, all large vehicles are required to use the Highway 211 gate for entry into Pinewild.** No buses, trash collection vehicles, moving vans, tractor-trailer trucks, freight carriers or other large vehicles (any vehicles with more than eight wheels including trailer) will be allowed through the Linden gate. All such vehicles will be required to use the 211 gate for entry. Please advise any guests, visitors, vendors, contractors, delivery firms, and service providers of this regulation.
 - a Delivery or carrier services, (i.e. USPS, Fed Ex, UPS, DHL, etc.), may be allowed to enter and exit through the Linden Road gate, as well as, personal service providers such as, caregivers, housekeepers, newspaper delivery, dry cleaners, pet groomers, baby sitters, school buses, personal delivery services (i.e. food, flowers, etc.) vehicles. Additionally, all Local, State, and Government officials, all emergency vehicles, utilities services vehicles (i.e. electricity, sewer, water, etc.), real estate agents/clients, and Pinewild Country Club employees are allowed to use the Linden Road gate for entry and exit.
 - b The entrance lane at the Abington Drive gate is only to be used by residents with an authorized gate access tag. **Pinewild property owners should advise any guests,**

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visitors, contractors and service providers of this requirement. Please provide them with the address to the correct Highway 211 gate: 85 Glasgow Drive. This will help to avoid confusion, delays, and/or safety issues at the Abington gate.

6. Children under the age of sixteen (16) shall not, unless accompanied by an adult, be permitted to operate a golf cart on any road or other Common Elements.
7. All-terrain vehicles (ATVs), go-carts, pocket bikes, recreational motorized scooters, dirt bikes and similar vehicles are prohibited from operating on any roadway, cart path, or trail within Pinewild.
8. The speed limit inside the Pinewild community is 25 M.P.H. This is monitored by radar and other methods. Violation of any posted traffic or safety sign constitutes a violation of these Rules, for which enforcement action hereunder will be taken by PPOA. All Lot owners and Invitees are required to adhere to speed limits and other traffic and safety signs.

Other Safety Rules

1. The discharge of firearms is prohibited within Pinewild (including BB guns, pellet guns, and all other firearms of all types and sizes).
2. The use or discharge of fireworks of any type is prohibited within Pinewild.

Gate Procedures for Inclement Weather or Power Outages

In the event of inclement weather such as snow or ice, the following procedures will be followed:

- **211 and Linden Gates** entrance and exit gate arms will be locked in the upright and open position until it is deemed safe to lower gate arms.
 - 211 Gate is staffed 24 hours, 7 days per week.
 - Linden Gate is staffed 4:00am to 12:00 midnight, 7 days per week. Should the inclement weather continue when this gate is not staffed, the gatehouse and gates will be closed and homeowners and guests will need to use the 211 gates.
- **Abington Gate** will be closed to all traffic for the duration of the weather situation. Signage will be placed at the corner of Whitehaven and Abington Drives and at the gate entrance on Route 211.

In the event of a power outage, the following procedures will be followed:

- **211 Gates:** gate arms should continue to be operational as the gatehouse generator provides power.
- **Linden Gates:** gate arms will be locked in the upright and open position until notice is given to either close the gates or the normal schedule resumes. In the event the gate arms are closed at midnight based on the normal schedule, homeowners and guests will need to use the 211 gates.
- **Abington Gates:** gate arms will operate on battery backup for a specified number of instances when the gate arms open/close. When the battery backup stops and a power outage continues, both gate arms will be locked in the down position. The security or maintenance crew will

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post signs at the corner of Whitehaven and Abington Drives and on Route 211 at the entrance to the gate area.

Text and email messages will be sent to homeowners alerting them of the status of the gates both before and after the situation (i.e., icy conditions no longer exist or the expected length of power outage, etc.). PPOA Staff (community manager, security captain and maintenance supervisor) will closely monitor the inclement weather and/or power outage conditions in consultation with the PPOA Board.

EXTERIOR MODIFICATIONS

1. Each Lot owner and third party (e.g., contractors and subcontractors) must adhere to the ARB P&Ps.
2. All exterior construction, renovation, repair, addition or alteration of or to any topography, structure, or other improvement or of landscaping must (a) be submitted to the ARB for prior review and (b) be undertaken, in all respects, under the ARB P&Ps.

HOLIDAY/SUNDAY PROCEDURES RULE (FOR EXISTING HOMES ONLY)

Residents wanting contractors, commercial operations, and day-laborers to conduct work in Pinewild on designated holidays and Sundays MUST register the work via email or phone call, and gain approval for the work, from the Community Manager prior to the holiday or weekend. This rule is in place to ensure all residents are respectful of one another's desires to enjoy designated days and Sundays with family and friends without undue disturbances.

Work Allowed by Contractors on Designated Holidays and Sundays That Requires Pre-Approval

- Interior home renovations such as laying tile, painting, electrical/plumbing repairs, etc.
- Appliance repairs and/or delivery of appliances.
- Exterior work such as electrical work, painting, window washing, and lawn care including pine straw spreading, weed pulling, etc. (non-noise producing activities).

All work noted above is not expected to produce any degree of noise. If work does produce noise, the PPOA has the authority to terminate the work at any time.

Work Not Allowed by Contractors on Designated Holidays and Sundays

- Any contracted work such as but not limited to, the use of air compressors, pressure washers, nail guns, hammers, electric or gas-powered saws, weed whackers, lawn mowers/blowers, etc.

Any work to be performed other than that which is listed above shall be decided and approved by the Community Manager, and in consultation with the Board of Directors.

The following is the list of designated holidays where this rule is in effect:

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1. All Sundays
2. New Year's Day
3. Martin Luther King Jr. Day (3rd Monday in January)
4. Good Friday (Friday before Easter Sunday)
5. Memorial Day
6. Independence Day (July 4th)
7. Labor Day
8. Thanksgiving Day
9. Christmas Eve
10. Christmas Day

MISCELLANEOUS

1. Littering within Pinewild is prohibited. Therefore, all Lot owners and Invitees shall be respectful of vacant Lots, and, of course, neither vacant Lots nor dumpsters that belong to third parties nor railroad rights-of-way nor the Common Elements are ever acceptable sites for disposal of any materials or debris (including, but not limited to, dead vegetation).
2. All refuse and debris shall be stored in appropriate covered containers that shall not be visible to or from other Lot(s) or any road or golf course in Pinewild. The containers should be placed at street side no earlier than the noon of the day prior to collection and must be removed from the street before the morning the day following collection service.
3. No materials (liquid or otherwise) may be dumped or poured into street or other drains.
4. Solicitation for any purposes, whether commercial, charitable or otherwise, is prohibited except by mail or telephone contact.
5. Garage, tag, or yard sales are prohibited.
6. PPOA maintenance staff and other employees are not allowed to provide services to Lot owners or invitees during their working hours, and, likewise, the use of PPOA vehicles and equipment for private endeavor is prohibited.
7. Lawn care and landscaping maintenance, other than as performed by Lot owners, is prohibited on Sunday.
8. A Transfer Fee is required upon the sale of each property in Pinewild. The fee is \$250.00.

PINEWILD LAKE PARK

The Pinewild Park is located near the end of Stoneykirk Drive. The park is available for use by all property owners and their guests. The park facilities include a children's play set, nine picnic tables with accompanying charcoal grill, a horseshoe venue (horseshoes not provided), an open pavilion, a dock and boat ramp and restroom facilities. The PPOA Maintenance staff maintains the grounds and facilities.

A reservation process has been created on the Pinewild.org website to assist in the management of the park facility and to maximize its availability to all property owners. You can submit a reservation request on the PPOA website (pinewild.org) under the "Members" tab at the top of the page. All

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requests for reservations are reviewed by the PPOA staff. Reserving the park is based on a first come, first serve basis, but any reservation made by a property owner who has reserved the park more than three times in the prior calendar year may be bumped for other property owners. Confirmation will be communicated by email or telephone. A park reservation does not grant exclusive use of all the facilities. Each of the nine tables seats four adults. A party of twenty adults would therefore utilize five tabletops. The remaining tables remain available to other property owners/guests. The play set, boat ramp/dock and rest room facilities are shared elements of the area that anyone may use.

Please clean the area and place all trash in receptacles upon leaving the park area.

General Park Rules:

1. The Pinewild Park, including restrooms, is closed daily from sunset until sunrise.
2. Overnight camping is allowed with the permission of the President of the PPOA. On site adult supervision is required for the duration of any overnight event. Disruptive activity may cause immediate termination of the event. Restroom facilities will remain open overnight for the event.
3. Fireworks are not allowed to be discharged at the park.
4. Commercial activity is not allowed at the park. Commercial activity is defined as any activity that includes the sale of any item, tangible or intangible, including but not limited to food and beverages; the charging of admission; and the charging of fees for any service, entertainment or amusement, including, but not limited to carnival rides.
5. All boats, trailers, and vehicles must be removed from the park area each day. No overnight parking is allowed.
6. No open fires, except for charcoal grills, is allowed at any time. No fire pits, heat barrels, or other application may be made which includes flame, or flammable materials.
7. No loud music or offensive language or conduct will be permitted.

ESTATE SALES

Estate Sales are permitted in Pinewild exclusively under the following procedures:

1. Pinewild Property Owners Association defines "Estate Sale" as a sale of household goods that includes only the furnishings and property of the property owner. No goods may be included in the sale from outside sources. All property must be on display within the living area of the house. Use of the yard, driveway or garage for display/sale of goods is prohibited.
2. All proposed Estate Sales must be approved by the Community Manager not less than five working days prior to start date of sale.
3. Estate Sales may be conducted Monday through Saturday, 8am to 5pm. Estate Sale events are defined as sales that last no more than two days. Events longer than two days are not permitted.
4. The PPOA will only approve one estate sale per day. All requests will be processed on a "first come, first serve" basis. The date of the Estate Sale will be confirmed and reserved upon receipt of the application, and fee as noted below.

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5. The application process includes completion of an application and provision of any further documentation (IE: Parking Plan, Maps, Admission Plan), as determined by the Community Manager. A deposit of \$500.00 is required to accompany the application. Upon completion of the sale and contingent upon there being no damages to PPOA property, \$250.00 of the deposit will be returned. The remaining \$250.00 will be withheld to cover expenses related to the general use of PPOA common elements and resources for this event.
6. Estate Sale Planners/Facilitators must provide site management personnel at both the Linden and 211 Gate House (1 person at each gate) during the sale time to assist with managing the flow of traffic for the event through the gates, including but not limited to distributing directional maps to the sale, and recording guest information at the gates. Additionally, the estate sale facilitator must have a staff member on-site to manage parking and traffic at the sale site. Estate Sale Planners/Facilitators must provide the PPOA with the names and mobile phone numbers of all site management personnel the day of the sale.
7. Garage, tag, or yard sales are prohibited. No goods may be displayed in the yard, driveway, patio, deck, or garage for sale. Each violation of this PPOA policy will result in a fine being levied of up to \$100.00 per occurrence.
8. An individual associated with the Estate Sale must be designated Estate Sale Administrator. This individual must be listed on the application with pertinent contact information. This individual will be the contact point between the property owner and PPOA.
9. An Admission Plan must be provided for the event. The Admission Plan is the process by which visitors will be authorized to enter Pinewild to attend the Estate Sale. This task can be accomplished by presenting advertising from the newspaper as tickets, or by any form of identification process that prevents the need for an open gate process for entry. You must advise the PPOA as to what information the buyers will provide to allow guests to gain access to Pinewild (copy/photo of sale ad, property address, etc.)
10. Directional maps indicating sale site location are to be provided to direct guests to the event. The estate sale facilitator's site management personnel will distribute these maps to estate sale guests. Pinewild will not provide any maps for the event.
11. A Parking Plan must be provided indicating available parking locations and control practices. This plan should include an estimated number of spaces for vehicles to park at the resident's property, as well as the estimated number of spaces to be utilized on the PPOA property immediately off of the curb. The Parking Plan should also include any details for managing the flow of traffic in the areas where guests for the sale will be parking to ensure the safe travel of all vehicles, pedestrians and recreational users, on the roads around the estate sale. All vehicular parking must be completely off street. The estate sale administrator must manage parking to facilitate traffic according to provided parking plan.
The Pinewild Property Owners Associations owns at least the first ten feet from the curb into any lot in Pinewild. The PPOA requires that guests park on the resident's property, or on this common area off of the street. Residents cannot restrict parking access on the PPOA's property, however, we do encourage estate sale administrators to contact the neighbors to ensure cooperation for parking during the estate sale.
12. A copy of the approved application bearing the signature of the Community Manager must be available at the site during the estate sale.

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13. The Resident/Property Owner is responsible for any damages resulting from the event, including, but not limited to, damage to the Common Elements utilized for traffic and parking during the event. Should any damages resulting from the event exceed the amount of the deposit, the deposit will be retained, and the owner's account will be assessed the balance of fines and charges.
14. Pinewild Open House rules apply. Balloons, directional signs, and other signage is prohibited within Pinewild.

The PPOA reserves the right to terminate an approved estate sale at any time (including after the designated start time of a sale) if we determine that any of the above requirements and guidelines are not being adhered to. Notification of such a termination will be issued by the Community Manager to both the property owner and the estate sale facilitator. Additionally, the PPOA may prohibit estate sale service companies from hosting future events in Pinewild, if they fail to comply and abide by any of the above requirements and guidelines.

NON-PROPERTY OWNER AUTOMATIC GATE CARDS

Non-Pinewild property owners may purchase an automatic gate card by completing the following requirements:

1. Providing proof of Pinewild Country Club membership.
2. Completion of the Pinewild Vehicle Registration form and payment of an annual fee of \$50.00 per gate card.
3. Purchase of a new vehicle will require completion of a new registration form and payment for a replacement card. The gate card is not transferable to another vehicle. Application may be made at the PPOA Administrative Office.

GENERAL ENFORCEMENT PROCEDURES

1. Each Lot owner, for himself/herself and his/her Invitees, is responsible for compliance with the CC&Rs, ARB P&Ps, and these Rules and Regulations.
2. Each (a) initial violation of the CC&Rs, ARB P&Ps (or any requirements of the ARB thereunder) or these Rules and Regulations and (b) each daily continuation thereof—or failure to remediate the initial violation—shall constitute a separate violation.
3. Any failure to pay financial obligations to PPOA (including, but not limited to, annual assessments, special assessments, and fines) as and when due will result in imposition of finance and late fees and any continued failure to pay will result in imposition of a lien against the Lot owned by the Lot owner so charged and may ultimately include foreclosure against the Lot.
4. PPOA members who are not current in their obligations (financial or otherwise) may be subject to suspension of (a) service on the Board or on any PPOA committee, (b) resident access cards, and (c) voting in PPOA elections and referenda.

RESIDENTS, GUESTS, AND CONTRACTOR CODE OF CONDUCT

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Pinewild residents, guests, and contractors are expected to treat the PPOA staff, PPOA board and committee members, security staff, and contractors hired by the PPOA to conduct work on behalf of the PPOA with respect, courtesy, and professionalism. All interactions should be conducted in a civil manner, free from harassment, intimidation, threatening behavior, or abusive language.

Residents and their guests should follow established protocols for communication, such as scheduling appointments when appropriate and directing concerns through proper channels such as telephone calls and e-mails. Contractors must maintain professional standards while on community property and comply with all community guidelines and staff directions.

Any disagreements or concerns should be addressed constructively through appropriate procedural channels in accordance with current rules and regulations. Community management, security staff, and Board and committee members are volunteers or professionals working to maintain and improve this community, and they deserve to perform their duties in a safe, respectful environment that fosters positive community relations.

Any, and all, behavior deemed contrary to the spirit and letter of this code of conduct policy will be considered a violation of the Pinewild Rules and Regulations and will be addressed according to the **Procedures for Violations Subject to the Adjudicatory Panel** detailed in the Rules and Regulations on pages 14 and 15.

Appropriate conduct is expected of all representatives of the PPOA including staff, board and committee members, security staff, and contractors in their engagement with Pinewild residents, guests and contractors. Any issues or concerns should be reported to the PPOA Community Manager or the President of the PPOA Board.

PROCEDURES FOR VIOLATIONS SUBJECT TO THE ARCHITECTURAL REVIEW BOARD

1. Violations of ARB Policies & Procedures and provisions of the CC&Rs related to architectural and aesthetic matters are subject to the jurisdiction of the ARB-
2. Upon report of a violation of the CC&Rs, ARB P&Ps or these Rules and Regulations as related to architectural and aesthetic matters, the Community Manager or the ARB, as determined thereby, shall investigate the matter and determine whether further action is appropriate.
3. If it is determined that further action is appropriate, the Community Manager or designated PPOA staff member shall either or both:
 - a. Telephone the responsible Property owner to verbally convey a description of the violation. The telephone call will include:
 - i. A description of the alleged violation,
 - ii. A summary of the preliminary investigation,
 - iii. A request for the required corrective action and completion date, and
 - iv. A statement that, if the Property Owner declines to complete the required

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(Subsidiary Addendum to the Covenants, Conditions, and Restrictions)

Effective this 15th day of September 2025

- corrective action, he/she will receive a formal letter as outlined in 3b. or
- b. Send a letter to the responsible Lot owner, which shall include a description of the violation and,
 - i. if the violation is a matter covered on the schedule of applicable fines, (1) a copy of the schedule of applicable fines and replacement costs, (2) a statement that the applicable fine or replacement cost can be paid by a stated date in order to close the matter, and (3) notice of, if the Property owner declines to pay the scheduled fine or replacement cost, the time, date, and location of a hearing before the ARB to address the violation and at which (A) the Property owner is entitled to an opportunity to be heard and (B), as appropriate, the ARB may impose fines or suspend privileges or services provided by PPOA.
 - ii. If the violation is not a matter covered on the schedule of applicable fines and repair/replacement costs, (1) a summary of the preliminary investigation, (2) notice of the required corrective action and completion date, and (3) notice of, if the Property owner declines to complete the required corrective action, the time, date, and location of a hearing before, as appropriate, the ARB to address the violation and at which (A) the Property owner is entitled to an opportunity to be heard and (B), as appropriate, the ARB may impose fines or suspend privileges or services provided by PPOA.
 4. The Community Manager shall, after the hearing before the ARB send a letter to the responsible Property owner including (a) findings and any required corrective actions or any fines or suspension of privileges or services provided by PPOA and (b) notice that the Property owner shall be entitled to appeal the decision to the Board by delivering written notice of appeal to the Board within fifteen (15) days after the date of the decision at which the Board may affirm, vacate or modify the decision of-the ARB.

PROCEDURES FOR VIOLATIONS SUBJECT TO THE ADJUDICATORY PANEL

1. Violations of these Rules and Regulations and other provisions of the CC&Rs not related to architectural and aesthetic matters, are subject to the jurisdiction of the Adjudicatory Panel. Violations of the ARB Policies & Procedures related to architectural and aesthetic matters are addressed in the **PROCEDURES FOR VIOLATIONS BEFORE ARCHITECTURAL REVIEW BOARD** section of these Rules and Regulations.
2. Upon report of a violation of the CC&Rs (not related to architectural and/or aesthetic matters) or these Rules and Regulations, the Community Manager shall investigate the matter and determine whether further action is appropriate.
3. If it is determined that further action is appropriate, the Community Manager shall either telephone and/or send a letter to the responsible Property Owner, which shall include the following:
 - a. A description of the alleged violation,
 - b. A summary of the preliminary investigation,
 - c. Notice of the required corrective action and completion date, and
 - d. Notice that, if the Property Owner declines to complete the required corrective action,

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he/she has the opportunity for a hearing before the Adjudicatory Panel. At this hearing, the Property Owner may present evidence regarding the alleged violation and his/her failure to comply with the required corrective action.

4. At the conclusion of the hearing, the Adjudicatory Panel may impose fines or suspend privileges or services provided by PPOA. The fines imposed may not exceed one hundred dollars (\$100) per day for each day more than five days after the decision that the violation occurs, as allowed by NC Gen. Stat. sec. 47F-3-107.1.
5. After the hearing before the Adjudicatory Panel, the Community Manager shall send a letter to the responsible Property Owner including (a) findings and any required corrective actions or any fines or suspension of privileges or services provided by PPOA and (b) notice that the Property Owner shall be entitled to appeal the decision to the PPOA Board by delivering written notice of appeal to the Board within fifteen (15) days after the date of the decision at which the Board may affirm, vacate or modify the decision of the Adjudicatory Panel.
6. Fines related to speeding violations are set forth in Appendix A to these Rules and Regulations.

Policy for Enforcement for Speeding and Unsafe Driving

1. The 25 mile per hour (mph) speed limit within Pinewild will be monitored and enforced through the use of a radar gun. The 25-mph speed limit applies to all motorized vehicles, including motor cycles, golf carts, etc. All vehicles observed via radar traveling more than 25 mph are subject to fines as defined below. Other traffic violations, such as not stopping at STOP signs, will also be included in this policy. Pinewild fines do not affect North Carolina driver license points, or vehicle insurance rates.

Fines for Radar Enforced Speeding and Traffic Violations

First Offense - \$50.00

Second Offense - \$100.00

Third Offense - \$150.00

2. Fines are to be paid within 30 days to the PPOA. Late charges will be applied monthly to all fines not paid within 30 days. By the authority of the PPOA as per the Covenants, Conditions and Restrictions (CCRs), liens may be placed on any property owner account which is more than 90 days past due, and these amounts will include legal costs.

3. Speeding Fines and Procedures for Pinewild CC & PPOA Employees

Same fine structure as above. Supervisors will be notified. If fine(s) is not paid within 30 days, the employee will not be allowed to drive within Pinewild until fine is paid. Repeated speeding violations may result in other disciplinary actions as determined by the PPOA.

4. Speeding Fines and Procedures for Commercial Drivers (Contractors, vendors, etc.)
Same fine structure as above. Company management or property owner(s) requesting contractor service will be notified of any commercial vehicle fines and/or violations. If fine(s) is not paid

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within 30 days, company personnel will not be allowed to drive within Pinewild until fine is paid. Repeated speeding violations may result in the company not being allowed to drive within Pinewild for a minimum of 30 days.

5. Speeding Fines and Procedures for Guests and Renters

Guests and renters receiving a traffic related fine will be sent a notice, along with the property owner sponsoring the guest, or renting the property. Guests not paying the fine after 30 days will not be allowed in Pinewild until the fine is paid. Renters not paying the fine within 30 days could lose their resident gate card and be required to obtain a daily temporary pass until the fine is paid. Property owners will be notified of any renter non-payment.

6. Multiple Offenses and Reckless Driving

- a) Multiple Offenses: Multiple violations of speeding, ignoring traffic signage, reckless driving, or a combination of these offenses could result in other penalties such as the loss of a resident's electronic gate card, as well as the prohibition of entry or use of PPOA roads for any guests and/or contractors.
- b) Reckless driving generally includes driving in a manner that could result in damage to another person or to property. Reckless driving can be cited whenever a driver operates any vehicle in a manner that disregards of the rights or safety of others.

Examples of reckless driving include, but are not limited to the following:

- Passing another moving motor vehicle. The exception being a motor vehicle may pass a golf or maintenance cart when done cautiously.
- Failure to yield the right-of-way
- Driving while texting
- Tailgating
- Failure to yield to a pedestrian
- Driving left of center on any roadway
- Headlight flashing, horn honking, offensive hand gestures, or exhibiting other aggressive behaviors while driving.

Unlike a speeding violation, which can only be *authenticated* by the Pinewild Security Staff radar, a resident may report a violation of reckless driving they have witnessed in Pinewild. The report must be made in writing and may be submitted to the PPOA Office in person or via email in a timely manner. All such reports will be held in confidence. The report should contain as much information regarding the incident as possible (violation or company name if possible, description of vehicle, make, model, color, license plate number, date, time, location of incident, description of violation and any other available information pertinent to the incident).

Once an incident is reported and received by the PPOA Board of Directors, a determination will be made, at the Board's discretion, on the appropriate action to be taken against the offender,

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including, but not limited to, the fine and penalty structure as outlined above for speeding and traffic offenses.

7. Right to Appeal

The PPOA Adjudicatory Panel will review appeals of fines or disciplinary actions, upon the written request of the cited property owner. The PPOA Board of Directors will be the final judicial review body in this process. All appeals must follow the “Appeal Process” outlined in the PPOA Appeal Procedure.

FIRE SAFETY: RECREATIONAL FIRES, OPEN BURNING, AND HAZARDOUS MATERIALS

The safety and well-being of the Pinewild community is of utmost importance. Adherence to the applicable rules and laws of the North Carolina Fire Prevention Code, the Village of Pinehurst, and the PPOA is required at all times.

Recreational fires, portable outdoor fireplaces/fire pits, stationary outdoor fireplaces and stationary outdoor fire pits **Do Not** require an open-burning operational permit. However, fire safety is the responsibility of anyone setting a fire regardless to whether a permit is required or not. The requirements applicable to recreational fires, portable outdoor fireplaces/fire pits, stationary outdoor fireplaces and stationary outdoor fire pits are set out in further detail in this rule.

See also Section 8.4 (Site Maintenance, #7) of the Architecture Review Board Policy for information regarding open burning on new construction sites.

During periods of high fire danger, the Pinehurst Fire Department receives forecasts from the North Carolina Forest Service [<https://www.ncforests-service.gov/>] and/or the National Weather Service [<https://www.weather.gov/>]. Red flag warnings are the most severe periods for fire danger and are issued by the National Weather Service. This does not necessarily mean there is a ban on outdoor fires, but outdoor fires are discouraged. The North Carolina Forest Service would issue a burning ban that would prohibit all outdoor fires. This information is shared through the Village of Pinehurst social media outlets and through the local media as well.

The Pinewild Covenants, Conditions and Restrictions, Article VIII, Use Of Property, Sections 8.1.2.1 (Owner’s Obligations) and 8.1.8 (Waste Material Containers) states “no fire hazard shall be allowed to exist in any Residence or on any Lot” and “No toxic materials, hazardous substances or hazardous waste as defined in any applicable Federal, state, county or municipal statute, regulation, law, code or ordinance or other governmental requirement shall be released, kept or maintained on any Lot or portion of the Common Elements.”

1. Open Burning

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“Open burning” is defined by the North Carolina Fire Prevention Code as the burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack of chimney from an enclosed chamber. **Open burning is prohibited without an open burning operational permit.** Please note that recreational fires and use of portable outdoor fireplaces are not included in “open burning.”

2. Recreational Fires

Recreational fires are defined by the North Carolina Fire Prevention Code as fires three feet or less in diameter and two feet or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purposes. Recreational fires are NOT considered open burning and DO NOT require an open burning operational permit. Outdoor fireplaces, barbecue grills, barbecue pits, or bonfires are not considered recreational fires.

The following conditions apply to recreational fires:

- Shall be at least 25 feet from a structure or combustible material.
- Shall be eliminated prior to ignition if fire could spread to within 25 feet of a structure
- Shall not be used to burn rubbish, yard waste, or burn material contained in an incinerator.

3. Portable Outdoor Fireplaces/Fire Pits

“Portable outdoor fireplace” and “fire pit” are defined by the North Carolina Fire Prevention Code as a portable, outdoor, solid-fuel-burning fireplace that may be constructed of steel, concrete, clay or other noncombustible material. A portable outdoor fireplace may be open in design or may be equipped with a small hearth opening and a short chimney or chimney opening in the top. Portable outdoor fireplaces are NOT considered open burning and DO NOT require an open burning operational permit.

The following requirements apply to portable outdoor fireplaces or fire pits:

- Shall be used in accordance with the manufacturer’s instructions.
- Shall be placed on cement, gravel or grass (non-combustible surface).
- Shall not be operated within 15 feet of a structure or combustible material.
- Shall not be used to burn rubbish or yard waste.

4. Stationary Outdoor Fireplaces

“Stationary outdoor fireplaces” are site constructed, permanent in nature, solid-fuel-burning, and may be constructed of stone, brick, concrete, clay, or other noncombustible material. A stationary outdoor fireplace will normally have a hearth, firebox, and chimney or stack. Stationary outdoor fireplaces are NOT considered open burning and DO NOT require an open burning operational permit.

The following requirements apply to stationary outdoor fireplaces:

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- Must be at least 5 feet from property lines and require a building permit for construction if it is located less than 10 feet from any building or property line.
- The chimney of the fireplace must extend at least two feet above the building or roofed structure, if the fireplace is within 10 feet of any building or roofed structure.
- Shall not be used to burn rubbish or yard waste.

5. Stationary Outdoor Fire Pits

“Stationary outdoor fire pits” are site constructed, permanent in nature, solid-fuel-burning and may be constructed of stone, brick, concrete, metal, or other noncombustible material. The stationary outdoor fire pit may be dug in the ground or above ground and is designed to contain a fire and prevent it from spreading. Stationary outdoor fire pits are NOT considered open burning and DO NOT require an open burning operational permit.

The following requirements apply to outdoor fire pits:

- Must be at least 5 feet from property lines.
- Must be at least 15 feet from structures to include decks.
- Shall not be used to burn rubbish or yard waste.

6. Fireworks

The use or discharge of fireworks of any type is prohibited within Pinewild.

Suggested Resources:

Village of Pinehurst an [Outdoor Burning Frequently Asked Questions](#) (FAQ)

<https://www.vopnc.org/home/showpublisheddocument/4252/636607862395700000>

Cary Fire Department: Outdoor Fires

<https://www.townofcary.org/Services-Publications/Fire/Hot-Topics/Outdoor-Fires>