

LAUREN PLACE HOA RULES AND REGULATIONS

1628 Doctors Circle
Wilmington NC 28401

It is the responsibility of the Board of Directors to ensure that our Declaration of Covenants & Restrictions and By-Laws are uniformly observed. The Board has the responsibility and authority, as the elected governing body to amend and adopt additional regulations and to levy fines/expenses for non-compliance. The intent of the restrictions, rules and regulations and architectural guidelines is to ensure that the capital assets are preserved and that real estate values are enhanced over the life of the community. Owners may report violations in writing to management.

Owners that rent their units shall make a copy of these rules available to their tenants.

DO NOT FEED THE DUCKS AND GEESE

ADDITIONS TO PROPERTY: No building, fence, wall, wiring, awnings, canopys, shutters, antennae, decking, carpeting, satellite dish/antenna, etc, or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition, change or alteration therein be made until specific plans and specifications have been submitted (by the owner) to and approved in writing by the Board of Directors.

ANTENNAS – SATELLITE DISHES: Satellite dishes (not to exceed 39 inches in circumference) may be installed in a specified location in the common area between the air conditioning units in the rear of the unit. They may not be located elsewhere in or on the common areas. See the Lauren Place HOA Architectural Guidelines for details for satellite dish installation.

COMMON AREA: Do not discard cigarette butts on the common area. Personal storage is not allowed on common area nor shall any carriages, bicycles, wagons, water hoses, shopping carts, chairs, benches, tables or any other object of a similar type and nature to be stored thereon. Non-compliant items may be immediately removed by the Association.

COMMON AREA USE: The paved portion of the Common Areas (Lauren Place Drive, parking spaces and sidewalks) are only for the purpose of ingress and egress to the Properties and between the Units. Motor vehicles shall park only in the marked spaces within the paved portion of the Common Area parking lot. The use of bicycles within the paved portion of the Common Areas shall be only for the purpose of ingress and egress to the Properties and between the Units. Due to safety concerns, recreational activities and the use of recreational equipment is prohibited within the paved portion of the Common Areas. Recreational activities and the use of recreational equipment in the non-paved portions of the Common Areas is permitted between sunrise and sunset, subject to all other Rules and Regulations.

DAMAGE TO COMMON PROPERTY: In the event that the need for maintenance, repair or replacement is caused through the willful, accidental or negligent act of the owner, his family, guests or invitees, the cost of such maintenance, replacement, or repairs, shall be added to and become a part of the assessment to which such Lot is subject. The owner shall be liable for any damages to the common area including but not limited to the building(s), landscaping, ponds, drainage ditches and parking areas.

DECKS – PATIOS: Decks/Patios shall not be used for storage purposes. (See *Unightly Conditions*)

FURNITURE – EXTERIOR: Nothing shall be permitted on the front porch except *porch furniture* and plants. Porch furniture shall be permitted on the front deck or rear patio of each Townhome. Only upscale furniture that compliments the existing architecture is acceptable, including but not limited to chairs and benches made of wood, wrought iron or wicker. No grills, coolers, folding chairs, trash containers or other personal items are allowed on front patio's or entrances. (IE: Flags, wind socks, water hoses, laundry and cleaning supplies are non-compliant items) (IE: Plants and flowers shall not be planted in the frontal area of any building)

FLAGS: Flags (except the U.S. Flag) and wind socks are not allowed outside the units.

GARBAGE: All household garbage shall be placed in a plastic bag, securely fastened and deposited in the dumpsters provided. Normal household cardboard boxes shall be broken down and placed in the dumpster. No garbage cans shall be placed anywhere on the common area or concrete enclosure pads. Residents shall not allow anything to fall from their unit onto the common area nor shall they sweep or throw anything on to the common area. Trash or garbage is not to be placed on the concrete adjacent to the trash enclosure. It is to be carried to another on site dumpster or if space is not available, it is to be transported off Lauren Place property. DO NOT place household furniture, appliances, building supplies, off-site trash or Christmas trees in or around the dumpster! *Buildings 3000, 3002 & 3004 use small dumpster in front of 3000-101. Buildings 3006, 3007, 3008 & 3009 use dumpster adjacent to small pond across from building 3006. Buildings 3010, 3011, 3012 & 3013 use dumpster at East end in front of large pond. These dumpsters are assigned as a means to handle the trash without additional cost and to alleviate garbage buildup on the concrete pads around the dumpster.*

GARBAGE–CARDBOARD/FURNITURE: In the event a new resident moves in and excessive amountS of cardboard/moving supplies are to be disposed of (that may require an “extra” container dump or incur expense to the Association for “cleaning” up around the dumpster area, the causing resident (owner) is responsible for the cost incurred for that service.) When there is a need to deposit excess garbage/trash/furnishings, management should be contacted at 910-313-2319 for instructions prior to depositing those items at the dumpster(s).

GRILLS: All grills and accessories must be kept in storage units when not in use. *NC GENERAL STATUTE:* Outdoor cooking shall not be done under any covered roof or within 10’ of the building. Precautions should be taken to reduce the risk of fire and hot coals should be disposed of in a metal container. Ashes are not to be disposed of on the grounds or plant beds. [See Damage to Common Area]

GROUNDS---LANDSCAPING: Landscaping improvements in the common areas are not allowed without prior approval from the Board of Directors. This includes those areas in the front and rear of individual units. Landscaping shall be protected at all times. No owner or resident may direct or supervise personnel hired by the Association. Shrubs may be planted on Common Area only by prior written approval by the Board of Directors. (Also see “Water Hoses)

LEASING – RENTAL: Owners are required to furnish “Lessee” or “Rentor” information to the Association. This information shall include but not be limited to Lessee’s name, place of employment, emergency contact person, home/work phone numbers, make/type/license number of vehicle applicable to that lessee. No unit or part of a unit shall be sublet. Owners are responsible to see that each lessee receives a copy of the Lauren Place HOA Rules/Regulations and that they are made part of any lease or rental.

LIGHTS – EXTERIOR: All light bulbs or other lights installed in any fixture located on the exterior of any building shall be clear, white or non-frost lights or bulbs. Exterior lighting of a “reserved nature” may be placed within the exterior front foyer area during the time period of December 1 through January 10 but it must be removed after that date. Owner or resident is responsible for any damage incurred to the building and/or vinyl siding when placing these lights

MAINTENANCE: Owners are responsible for the maintenance/replacement of their own doors and windows inclusive of frames, jambs, tracks, hardware, appurtenances and glass. Other maintenance is as described in the Covenants & Restrictions. Certain exterior maintenance (as described in other Association Documents or as designated by the Board) shall be provided for by the Association through assessments. (Pest control is an owner responsibility [except termites])

NOISE: No resident shall make or permit (including pet or child related noise) any disturbing noises in or outside his/her unit that will interfere with the rights, comforts or convenience of others. The playing of stereos, televisions, musical instruments, etc., either inside the unit, outside the unit or on common area, shall be kept at a level that will not disturb other residents. See "Nuisance". (Note: Serious noise related complaints should be first and immediately reported to the Sheriff's Department.)

NUISANCES or NOISE: Noxious or offensive activity shall not be carried or created on or upon any Lot (unit) or Common Area, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighbors. (Serious noise complaints should first and immediately be reported to the Sheriff's Department at the time of occurrence)

PARKING VEHICLES: Parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. Each unit has two (2) assigned parking spaces. (a) If a resident has more than two vehicles, it/they must be parked away from the building so each resident has an equal opportunity to park adjacent to their unit. (b) Parking of any vehicle, including motorcycles and motor bikes, on the grass, sidewalk(s) or entry unit entry area(s) is prohibited. (c) All parking must be within marked spaces. (d) Parking is to be used solely for legally street operational motorcycles, motor bikes, automobiles, passenger vans or trucks of less than ¾ ton capacity. (e) See Rule on "Vehicles—Speed Limit". (f) Oversize and/or overweight vehicles must be parked off premises. (g) The Association shall have the right to have all such non-compliant vehicles towed away (immediately) at the vehicle owner's expense. (h) Vehicles shall not be parked or driven on the grassed areas. (Vehicles should not be parked in another owner's marked space without prior permission – that owner can have an offending vehicle towed)

PETS: Not more than one small pet (twenty pounds or less) per unit is permitted for a live on-site owner. *Pets must be kept on a leash, under the control of the owner and accompanied by a responsible person at all times when on Common Area outside the confines of the townhome. *Pets are not to be tied and/or left unattended on Limited Common Area or Common Area. **Tenants may not have pets.** When Pets are being "exercised" on Common Area, they should relieve themselves in the designated pet exercise areas of the complex and the *owner is responsible for immediately and properly cleaning up after them. (It is strongly suggested that each owner carry an appropriate container for the disposal of pet waste at any time the pet is on Common Area) Designated pet exercise area is adjacent to the Northern most driveway and trash container enclosures. **VIOLATION PENALTY: There will be a \$100.00 assessment fine for any owner, unit occupant or their visitor(s) found in violation of any part of the pet rules.**

SIGNS - SOLICITATION: No signs of any type, advertisements, decorations, lettering, etc. are to be exhibited, inscribed, painted, attached or displayed at/on any unit except that ONE small standard Real Estate For Sale or For Rent signs are allowed. Absolutely no signage may be placed on common area except by prior permission of the Board of Directors. Signs on common area found to be in violation will be removed and discarded. No door-to-door solicitation is permitted. The above mentioned Real Estate signs may only be placed in a front bedroom window. No other signage or information boxes are allowed in the unit, outside the unit, on common areas or at entrance areas. Signs must be professionally prepared.

UNSIGHTLY CONDITIONS: No garbage cans, linens, cloths, clothing, curtains, rugs, mops or laundry of any kind may be hung or left exposed outside the living unit. Clotheslines are prohibited. No owner or resident shall permit decks or patio areas to be left in an unsightly condition or to be used for "storage" purposes

USE: All lots (residences) shall be used for residential purposes only.

VEHICLE(s) STORAGE (JUNK or RECREATIONAL)—SPEED LIMIT: No inoperable vehicle or vehicle without current registration, insurance or inspection will be permitted on the premises. No unit owner shall allow a boat, trailer, camper, motor home or like vehicle to remain in any part of the common area. A vehicle that is inoperable, one that has an expired inspection sticker or license tag shall be removed from the common areas. No repair of vehicles shall be made on the premises. The Association shall have the right to have all such vehicles towed away (immediately) at the vehicle owner's expense. Vehicles shall not exceed 15 MPH while on operating on Association Common Area Property.

WATER HOSES: Water hoses shall be promptly disconnected from the faucet and stored (in personal storage) when not in use. If an owner has installed the prescribed water hose hanger in the proper location at the rear of the building, water hoses may be rolled and hung neatly from the hanger when not in use. If the prescribed hanger has not been installed, water hoses may not be left connected to the faucet or lying on the ground. Those found in non-compliance are subject to immediate removal by the Association. Damaged or "removed" water hoses are not the responsibility of the Association or their contractors.

WILD LIFE: Do not feed the wildlife (to include ducks and geese).

WINDOW TREATMENTS: * All curtains, drapes, blinds, etc., placed on windows or sliding doors so as to be exposed to the outside shall be of a solid white or beige color.

YARD SALES: May only be held on the 3rd Saturday in April and 3rd Saturday of September of each year. Rain dates will be only the following Saturday (4th Saturday) of these months.

The Board of Directors for the Association has the right to make additional Rules and Regulations and to make changes to existing Rules and Regulations as may be required from time to time. These changes and/or additions shall be as binding as all other ones previously adopted. These Rules and Regulations adopted this, the 9th day of October, 2017 by the Board of Directors.