

Lakeview Terrace Townhomes

HOMEOWNERS ASSOCIATION, INC

Rules and Regulations

Professionally Managed by

Block & Associates Realty

*4310 Cumberland Rd
Fayetteville, NC 28306*

Office: (910) 764-1622

Handbook

For

Lakeview Terrace Townhomes

Introduction: This handbook is provided for the homeowners and the renters at the Lakeview Terrace Townhomes. It contains the policies, rules & regulations governing the use of the Lakeview Terrace facilities, as well as general information of value to all residents. The recorded documents prevail if they conflict with any information contained herein. We hope you do not find errors, but if you do, please communicate with the Board of Directors.

In accordance with the Covenants, the Board is empowered to establish additional rules and regulations as well as guidelines to fulfill obligations of the Association. This is necessary and very important, since this type of community has many areas of concern which may override individual desires. Since we live in close proximity, if one unit deteriorates, it affects all. The Association must protect the facilities so that we may all have enjoyable use. These rules, regulations and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by law.

Therefore, the following rules, regulations and guidelines have been officially adopted to cover the entire area known as the Lakeview Terrace Townhomes. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules will be appreciated.

For standardization, the term “resident” will apply to owners, their tenants, family members and all persons occupying a unit.

Rules & Regulations for the Lakeview Terrace Townhomes

1. A 15 MPH speed limit within Lakeview Terrace is mandatory for all residents, guests, etc. for the safety of all.
2. Vehicles shall not be operated or parked on unpaved areas of Lakeview Terrace. Residents will utilize their driveway for the parking of their vehicles and guest vehicles. **NO PARKING IS PERMITTED IN THE GRASS AT LAKEVIEW TERRACE.** Parked vehicles will not block ingress or egress of other vehicles. Any vehicle blocking fire hydrants, mailboxes, or trash cans are subject of being towed immediately, without notice. Any towing fees or cost will be borne by the vehicle owner. Ingress is a safety measure for emergency vehicles as a courtesy to the residents, commercial vehicles and all who drive our roads.
3. **NO BOATS, TRAILERS, OR COMMERCIAL VEHICLES, ETC. WILL BE PARKED OVERNIGHT ON THE GROUNDS OR IN THE PARKING AREAS, WITHOUT PRIOR CONSENT OF THE BOARD.** Any vehicle that cannot operate on its own power on public roads shall not be permitted on the premises and shall be subject to immediate towing. Oil/fuel leaks from vehicles will not be permitted, as petroleum products destroy asphalt surfaces. If leak occurs and damage is sustained, owners of the vehicle may be liable for repairs.
4. Motorcycles and motorbikes may be used for ingress and egress only. Automobiles, motorcycles or motorbikes lacking fully operational mufflers will not be operated on the premises at any time. No scooters, motorized or otherwise, are allowed on the private streets of Lakeview Terrace. No skateboards, bicycles, tricycles or other types of wheeled children toys shall be operated on the private streets of Lakeview Terrace.
5. The personal property of residents must be stored in their respective units. This does not apply to outdoor furniture, umbrellas, and grills for use in yards, on patios and decks. **CAUTIONARY NOTE** is directed to the use of grills on wood decks and in close proximity to exterior facades of units as well as the proper disposal of dead coals. **STORAGE SHEDS/BINS ARE NOT PERMITTED UNLESS BOARD APPROVAL IS GIVEN AS TO SIZE, COLOR, MATERIAL AND LOCATION.** Owners must request Board approval for stacking woodpiles outside their units. Woodpiles attract termites and other pests. Termites migrate; therefore, woodpiles must be elevated on a metal or plastic frame. Such woodpiles must be neatly maintained by the resident or will be subject to removal at the Boards discretion and the owner's expense. Grills are allowed for use as long as they are 10ft. away from any building. This includes charcoal or wood ash until it has completely cooled.

6. TO MAINTAIN A UNIFORM AND PLEASING APPEARANCE OF THE EXTERIOR OF THE BUILDINGS, NO AWNINGS, CANOPIES, SHUTTERS, SCREENS, GLASS ENCLOSURES, OR PROJECTIONS WILL BE ATTACHED TO THE OUTSIDE OF ANY PART OF THE BUILDING. No modifications or additions of exterior walls, windows or doors may be made without prior permission of the Board. Clear, white and/or bug bulbs must be kept in outside fixtures. ALL WHITE BLINDS SHOULD CONTINUE TO BE USED IN EACH TO MAINTAIN A UNIFORMITY IN APPEARANCE.

7. Storm doors may be installed. BOARD APPROVAL OF THE STYLE AND COLOR MUST BE OBTAINED PRIOR TO INSTALLATION.

8. Fences may be constructed/installed. The fence cannot extend beyond/forward of the back façade of the unit. BOARD APPROVAL AS TO MATERIAL SIZE AND COLOR IS REQUIRED PRIOR TO INSTALLATION.

9. No tent or other temporary structure will be erected unless approved by the Board.

10. No exterior antenna or satellite dishes shall be permitted on the residences, grounds or patio areas except small satellite dishes, not to exceed 18" in diameter. DISHES MAY BE PLACED ON REAR PATIOS. NO SATELLITE DISH MAY BE PLACED IN SUCH A POSITION AS TO BE SEEN FROM THE STREET IN FRONT OF ANY RESIDENCE. ALL SATELLITE DISHES MUST BE APPROVED BY THE BOARD PRIOR TO INSTALLATION.

11. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed to, in or upon any part of the buildings, the individual unit or Lakeview Terrace property by a resident without the permission of the Board, except "FOR SALE", "FOR RENT", or "FOR LEASE".

12. LAKEVIEW TERRACE GROUNDS WILL BE USED IN A NORMAL AND QUIET MANNER TO ALLOW MAXIMUM USE AND ENJOYMENT OF OTHERS. The Association shall not accept responsibility for the safety of any persons using the grounds. Homeowners will be held responsible for the actions and conduct of guests or tenants and must inform such persons of these rules and regulations, and any changes which may be made from time to time.

13. CHILDREN WILL BE THE DIRECT RESPONSIBILITY OF THEIR PARENTS OR LEGAL GUARDIANS, WHO MUST SUPERVISE THEM WHILE IN THE LAKEVIEW TERRACE COMMON AREAS. Full compliance of these rules and regulations is required. Children are not permitted to play on the private streets unattended. Basketball goals are not permitted to be placed on the streets or curbs. PARENTAL SUPERVISION IS REQUIRED FOR ANYONE 13 YEARS OF AGE OR YOUNGER.

14. No resident, family member or guests shall make or allow any disturbing noises on the premises of Lakeview Terrace Townhomes, nor shall the conduct of such persons interfere with rights, comforts, or conveniences of other residents. Neither shall vocalizations at volumes that disturb others nor pet nuisance barking be allowed. No resident shall play, or permit to be operated any musical instrument, television, radio, stereo system, sound amplifier or other equipment in or outside his/her unit in such a manner as to disturb or annoy other residents. MINIMUM VOLUMES OF ALL SOUND PRODUCING EQUIPMENT SHOULD BE MAINTAINED AT ALL TIMES, BUT SPECIFICALLY BETWEEN THE HOURS OF 10PM-8AM.

15. No member of any family, guests or pets may go on or in any other housing unit without the specific invitation of the owner or occupant. This includes the area in the rear of the home and piers.

16. Residents are responsible for the care and maintenance of their individual back yards. GRASS SHOULD BE MOWED BI-WEEKLY DURING THE GROWING SEASON. YOUR SHRUBS SHOULD BE TRIMMED, FLOWER BEDS WEEDED, LEAVES RAKED AND BACKYARDS SHOULD BE PROPERLY MAINTAINED. At no time should clippings be left in the streets of Lakeview Terrace. If your backyards are not properly maintained, there will be an automatic \$50 fine added to your account.

17. TRASH CONTAINERS MAY BE PLACED AT THE CURB THE EVENING PRIOR TO AND REMOVED THE EVENING OF TRASH PICK-UP DAY. RESIDENTS ARE REQUIRED TO PULL THEIR TRASHCANS TO THEIR UNITS THE EVENING OF TRASH PICK-UP. Your cooperation maintains a clean and attractive community for all.

18. There shall be no solicitation by any person anywhere on the premises for any charity, cause, organization or any other purpose whatsoever.

19. YARD SALES ARE NOT PERMITTED.

20. Residents will be liable for damages to premises caused by receiving deliveries, moving furniture or appliances in or out of units or any other damage by a third party working for or under the control of the resident.

21. Fireworks are strictly prohibited in the confines of the community, individual units and common areas. Anyone found in violation will be assessed a \$500 fine. This is a fire hazard for the community.

22. The keeping of dogs or cats as household pets shall be limited to not more than a total of two (2) per unit. The five (5) so called aggressive breeds of dogs, example: German Shepards, Dobermanns, Rottweilers, Pit Bulls and Chows, or any dog that is derivative of those breeds are strictly prohibited from Lakeview Terrace. No owner, resident or visitor is permitted to bring any of the above breeds or derivatives onto the complex for any reason at any time. All pets, to include cats, will be kept on a leash when outside the unit. **The NC State and Cumberland County Animal Control Regulation (CCC 3-29 Leash Law) will be strictly adhered to.** All solid matter left by the pet must be “policed up” immediately to prevent a nuisance, unpleasant odor, and sanitation problems on the unit grounds/common areas. **A “pooper scooper” must be in possession of the pet owner at all times while walking their pet(s).** Neither shall pets be allowed to urinate on the landscaping/planted areas. **No pets will be left on patios/decks/in yards at any time (including unmonitored while on restraining devices).** Pets are required to be up to date on tags/shots. Residents may decide to include pet liability on their homeowner’s insurance. **THE ASSOCIATION WILL NOT BE LIABLE FOR A PET’S ACTIONS; THIS IS THE PETS OWNER’S RESPONSIBILITY.**

23. The breeding, boarding and/or raising animals for profit and/or resale is strictly prohibited.

24. No obnoxious or objectionable odors, such as dog or cat waste shall be generated in such quantities that they permeate to other units or the common areas and become annoying or obnoxious to other residents. Normal cooking odors generated shall not be deemed violations of this rule.

25. No resident shall direct, supervise, or in any matter attempt to assert any control over employees or contractors of the Association. Notify the Board if you have any problems or questions about such persons.

26. Residents are responsible for painting their residences on the schedule decided on by the Board of Directors. If a unit owner fails to paint his/her unit as scheduled, the Association may choose to have the unit painted and assess the cost to the unit painted.

27. Complaints regarding the service of the Association shall be made in writing or presented at any regular meeting of the Board of Directors or such other designated place.

28. Every resident shall comply with the rules and regulations as set forth herein and any all additional rules or changes that may be promulgated from time-to-time. Failure of a resident to so comply shall be grounds for action which may include, without limitation, any actions to recover sums due to damages, injunctive relief, fines imposed for infractions or any combination thereof.

29. All of these rules and regulations shall apply to all residents if not specifically stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one or more residents from specific rules upon written request there from, with good cause shown to the satisfaction of the Board.

30. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time-to-time. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents located on our website at www.blockrealty.com/associations.

Violations

Your Board encourages the assistance of all residents in the enforcement of these rules and regulations. Violations should be reported to the management company, not the Board. The Board and/or its authorized agents will give notice of the violation to the violating resident(s) and any other appropriate person(s). All disagreements will be presented to the Board, which will take appropriate action. **RESIDENTS ARE ONCE AGAIN REMINDED THAT THEY ARE RESPONSIBLE TO THE CONDUCT AND ACTIONS OF THEIR GUESTS OR TENANTS.**

Violators will be given an “on the spot” notification requesting compliance with the Covenants, Rules and Regulations. If the problem persists after the first notification or warning, the resident can be assessed a fee of \$200, along with a second notice. If after 72 hours of the issuance of the second notice, the violation remains uncorrected, the Association may take corrective actions on its own volition. Any costs incurred will be billed to the offending resident, and/or legal actions may be pursued.

We the Board of Directors earnestly solicit your cooperation in helping us make Lakeview Terrace the desirable place to live that we all envisioned at the time of purchase. We also ask your services where you feel like you can contribute. Let us know how you feel about what we are doing. This is best done by attending Association meetings, by personal contact, a phone call or a letter. We look forward to your ideas and involvement.

FOR THE BOARD OF DIRECTORS,

LAKEVIEW TERRACE TOWNHOMES MANAGEMENT