

CONDO ONE HOMEOWNERS ASSOCIATION

Rules and Regulations

Pursuant to Article III, Section 8E of the Condo One Homeowners Association (COHA) By-Laws, the following rules and regulations have been formulated by the Condo One Board of Directors for the protection and general welfare of the development. These rules supplement the regulations of the Declaration of Covenants, Conditions and Restrictions of the Association. Any rule may be amended by the Board of Directors. Failure by the Association or any resident to enforce any of the rules and regulations herein contained shall in no event be deemed waiver of the right to do so thereafter. Invalidation of any one of these rules or regulations by judgment or court order shall in no way effect any of the other rules that shall remain in full force and effect.

Homeowners are responsible for reporting any damage to the outside of their units, their land and adjacent common areas. These rules and regulations shall become effective on January 1, 2002.

COMMON AREAS

1. All landscaping in the common areas is to be left undisturbed unless approved by the Board.
2. Residents should respect the common areas adjacent to their neighbor's property.
3. No sports equipment shall be displayed or erected in a permanent way in Condo One. Toys or other personal items used in the common areas on a temporary basis shall not be left in the common areas after each use or overnight.
4. No pet facility shall be permitted on the common grounds, including dog houses, dog runs, etc.
5. No antennas shall be permitted. Satellite Dishes consistent with the Telecommunications Act of 1996, i.e., 21" or less, are acceptable, PROVIDED THAT THEY ARE NOT VISIBLE FROM THE FRONT OF THE TOWNHOME, AND THAT THE BOARD OF DIRECTORS HAS APPROVED THE PLACEMENT PRIOR TO INSTALLATION.

PETS(Regulations adopted by the Colony Hill Board shall govern)

BUILDING EXTERIORS

1. No sign shall be erected on the common grounds or outside of any unit, except "for sale/lease" signs without the express written permission of the Board of Directors. Each unit owner shall be allowed to erect one "for sale or for rent" sign in front of his or her unit only.
2. Wood for fireplaces shall be neatly stacked at least 5 feet away from the unit to avoid problems with termite infestation.
3. The exterior of units shall be maintained in a neat and orderly manner, including window treatments visible from the exterior. In addition, all resident's barbecue grills, bicycles, recycling bins or other personal items shall not be visible from the front of the unit. Garbage should be placed in the designated area and doors properly latched before leaving.
4. Flower boxes and planters shall be maintained by the Owner or Resident.
5. Outside clothes lines shall be prohibited.

REGARDING ABSENTEE OWNERS AND RENTERS

1. No unit shall be rented for transient or hotel purposes or in any event for an initial period of less than three months.
2. No unit owner shall lease a unit other than on a written form of lease:

- a. Requiring the lessee to comply with the Association's instruments and rules and regulations.
- b. Providing that failure to comply constitutes a default under the lease.
3. No leasing shall, however, relieve Owners (landlords) from their obligations hereunder and they shall remain primarily responsible therefore.

VEHICLES AND PARKING

1. Unlicensed or inoperable motor vehicles shall not be operated or stored at Condo ONE.
2. PARKING RIGHTS: Ownership of each Lot shall entitle the Owner or Owners thereof to the use of not more than two vehicular parking spaces, which shall be as near and convenient to said Lot as reasonably possible; one of which is marked and the second space shall be on a first come, first serve basis.
3. RV/BOAT PARKING: The parking of boats, recreational vehicles, etc., shall be prohibited.
4. VISITORS PARKING: Visitors shall park as space is available in the visitors parking area. Owners/Residents expecting several visitors should ask them to park on Colony Road.
5. CAR REPAIRS: No major or lengthy car repairs are permitted.
6. VEHICLE WASHING: Washing of a personal vehicle is permitted as long as it does not interfere with other neighboring parked vehicles.
7. Parking in grass or pine straw areas will be prohibited.
8. The Condo One reserves the right to enforce towing, at the Owners expense, for any parking violations.

GENERAL

1. Any suspicious activity should be reported immediately to the Durham Police department by calling 911.
2. All personnel hired by the Board or management company shall be the responsibility of the Board or management company. All concerns should be directed to the management company for action.
3. Due to the design of some of the Condo ONE units, sounds are easily transmitted between units. Owner and Residents are encouraged to use discretion
4. Fireplaces and chimneys will be inspected on an annual basis by the Association. Owners of units that have fireplaces needing cleaning or repair will be contacted by the Association. It will be the responsibility of the Owner or Resident to complete any such cleaning or repairs before use. The cost of the inspection will be paid by the Association and the cost of cleaning and repair will be paid by the Owner. The use of man-made fire logs is prohibited.
5. Owners or Residents found in violation of these rules and regulations will be notified in writing prior to the assessment of fines or other remedies by the Condo ONE Board.

PENALTIES AND FINES

Violations & infractions of the Condo One rules and regulations may be subject to fines and penalties at the discretion of the Board of Directors but will not exceed the maximum allowed by law which is currently \$150.00.

EXTERIOR MAINTENANCE RESPONSIBILITIES

The Condo One Homeowners Association shall be responsible for the following:

Exterior of Building

1. Roof shingles and replacement thereof.
2. Sky lights that were part of the original design.
3. Caulking and painting of exterior surfaces.
4. Repair or replacement of wood siding.
5. Gutters and downspouts.
6. Patio and Decks.
7. Storm drains, sewer lines, and water lines installed in the ground or common lines.
8. Street lights installed by builder or the Condo One Association.
9. Streets, sidewalks, and all parking areas.
10. Mail Boxes.

Landscaping

1. Lawns (mowing, edging, weeding, reseeding, fertilizing, and aerating).
2. Weeding and mulching.
3. Natural areas of trees and undergrowth. (Remove debris when necessary).
4. Removal of dead trees, large hazardous dead limbs, shrubs, blown down trees.