

TOWNHOMES RULES AND REGULATIONS
Update Approved 04-27-2016 _____

1. GENERAL: The following rules and regulations are designed to make living at Village at Lake Michael pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital. Fines may be imposed for violations of the rules and regulations.

2. ALTERATIONS: Prior to any exterior alterations or additions to the buildings or grounds, a request must be submitted in writing to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after the next scheduled board meeting. Any Homeowner who makes exterior alterations without approval will be subject to a hearing at which time, fines of up to \$100 per day can be assessed.

3. FENCES - Fences require written architectural approval and will be addressed on a case-by-case basis. The following designs will more likely be approved: 1) 6' cedar privacy fence, or 2) 6' cedar shadowbox fences. This fence must start at the rear corner of the unit and have a depth of no more than 15 feet. Any fence that runs along a street must be landscaped on the outside to cover 2/3 of the fence within 2 years. If pets are allowed to run in the fenced area all waste must be collected. It is the responsibility of the homeowners to coordinate with anyone needing access to the rear of the unit. Any owner who installs a fence agrees that they are now responsible for all landscaping maintenance within the fenced area. Painting of the fence is not permitted. However, staining the fences is permitted with the approval of the board of directors using the following stain color code – 101-6/107-2Y35/109-12/113-26. This is an oil based stain made by Cabot (semi-solid deck and siding stain) 1406 neutral base.

4. DOORS: Storm door installations must have prior approval of the Board of Directors. They can have an inter-changeable screen and must be trimmed in white or trimmed in the same color as the front door color. The maintenance and repair of storm doors is the responsibility of the owner. Each homeowner is responsible for the upkeep, painting and replacement of all outside doors; this includes townhouse and storage room doors. You are to keep your outside doors in good condition and appearance. Replacement doors shall be the same kind. Peepholes may be added to your front door without prior approval.

5. SPEED LIMIT: For safety reasons, the speed limit on any street within Village at Lake Michael shall be twenty miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents. All Speeding Violations should be reported to the City of Mebane Police Department.

6. DAMAGE: Any damage to the exterior of any building, fence, parking lot, or any common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, decks, fences on the owner's lot, outside hose faucets, etc., is the responsibility of the homeowner.

7. INSURANCE: The Homeowners Association does not provide insurance for the residential units. The Declaration of Covenants, Article IX, Section 1 (f) states: By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry blanket all-risk casualty insurance on the Lot(s) and structures constructed thereon. Each Owner further covenants and agrees that in the event of a partial loss or damage resulting in less than total destruction of structures comprising his Lot, the Owner shall proceed promptly to repair or to reconstruct the damaged structure promptly in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration. The Owner must clear the lot of all debris and restore it to a natural state within 45 days of the casualty. The Owner shall pay any costs of repair or reconstruction which are not covered by insurance proceeds.

It is recommended that each owner, at his expense, secure and maintain in full force and effect one or more insurance policies insuring his lot and the improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard Extended Coverage insurance policy, including fire and lightning, vandalism and malicious mischief. It is also suggested that the owner, at his expense, secure and maintain in full force and effect, comprehensive general liability insurance for damage or injury to person or property of others occurring on his lot. Any damage to the property that is caused by a catastrophic event and/or vandalism is the responsibility of the property owner.

8. NOISE: Being considerate of one's neighbors is especially important in a community such as Village at Lake Michael. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 11:00 p.m. and 8:00 a.m. If a Homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the

disturbing party is uncooperative and the problem is severe, then contact the non-emergency Police at 919-563-99031. Notice of the incident should be made with the Management Company the next business day.

9. RENTERS: Renters should be properly informed by the owner of the unit and must comply with the Rules, Regulations, and Documents of the Association. Violations and/or property damage by a renter will be charged to the respective Homeowner.

10. SIGNS: Only standard real estate for sale signs are allowed. Only one for sale sign is allowed per unit. Only one political sign is allowed. Political signs may only be installed 30 days prior to an election and removed 14 days after. Only one directional sign is allowed at the entrance of the community at one time. There are no signs allowed on the property surrounding the clubhouse. Directional signs will be reviewed on a case by case basis. No other advertising signs or devices are allowed, with the exception of the small, standard Automatic Security System device.

11. Common Areas: Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors and guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas. Bicycles, skateboards, and so forth should not be left in the common areas or in the way of grounds maintenance and put away when not in use.

12. PETS: Domestic pets are allowed, provided that they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. The City of Mebane requires a pooper scooper to remove and dispose of pet excrement properly. All pets shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. These requirements are in accord with the Mebane's Leash Ordinance. It shall be unlawful for the keeper or other custodian of any dog to allow it to bark, whine, howl or make any other noise for a protracted period so as to result in a serious annoyance or interference with the reasonable use and enjoyment of neighboring premises. Please direct all complaints to animal control. 919-732-8181 x 2075. Damages to the lot will be the homeowner's responsibility.

13. MAILBOXES: Federal Law prohibits any unauthorized entry/use of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

14. HAZARDS: The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Village at Lake Michael.

15. PLANTING: The area around your rear patio/porch may be planted at the owner(s) discretion so long as it is not unsightly or damaging to the property. Planting along the side of the property (end units only) is allowable with permission from the Board of Directors (plant type approval). Planting along the side of the unit must be no more than 2-3 feet from the outside wall of the property. Repairs to any disturbance to cable lines or other underground wires will be at the requesting property owner(s) expense if disturbed. Plantings in the front of the property are allowable with plant type permission by the Board of Directors and must not be excessive. Only low growing plant will be allowed in the front of the residence.

16. Rear PATIO AREAS: Patio areas must be kept neat and clean and clear of debris and trash at all times and are not allowed to be used for storage. Indoor furniture is not allowed on the patios. If patios are not maintained, the Board of Directors may authorize the patios to be cleaned at the owner's expense.

17. CLOTHES DRYING: Outside clothes lines of any type are not allowed. Laundry or other items may NOT be hung over fences.

18. EXTERIOR ANTENNAS: The Architectural Guidelines state the following: A Satellite dish or disk may be located on lots provided that the disk or dish is not more than one meter in diameter and is located on the side or rear of the bldg. on the ground or on a pole, facing away from the street and within the bldg. set back line applicable to the lot. and the dish is located or screened in such a way that it cannot be seen from the street within the subdivision. This is effective immediately and all satellite dishes must be approved by the Board of Directors prior to installation.

19. WINDOW AIR CONDITIONERS & WINDOW COVERINGS: Window air conditioners of any type are not allowed. Only proper window treatments and blinds are allowed in the windows. Any broken blinds or screens must be replaced by the owner.

20. EXTERIOR YARD ORNAMENTS AND FLAGS: Yard ornaments (small statues no more than 22 inches high), small reflective balls, small ornaments stated in the ground, and yard lights are allowed. However, all yard ornaments and lighting must be placed in the mulched areas of the property so as not to disturb landscaping efforts. All yard lights must be in working order at all times or the homeowner(s) will be asked to remove them. No more than 2 yard ornaments items are allowed (not including yard lights).

Exterior Flags poles are allowed for standard sized 3x5 flags and must be attached to the front column (not the unit itself). Small yard flags on staked ground posts shall not be any larger than 12x15 inches. No other sizes are permitted. Only one flag is permitted.

22. GARBAGE and/or RECYCLING COLLECTION: Trash collection and recycling is provided by the “City of Mebane”. The City will provide each town home with a rolling garbage can and one recycling bin. Each receptacle shall be stored in the patio area in the rear of the home or garage. All garbage for each unit shall be placed in that unit can and rolled to the curb on the day designated as garbage pickup day. Once the garbage has been picked up, owners must return their individual receptacles to the rear patio area or garage by sunset the day of pick up.

TRASH AND RECYCLING BINS ARE NOT PERMITTED IN THE FRONT OF THE UNITS AS THEY ARE UNSIGHTLY. VIOLATORS WILL BE SUBJECT TO A HEARING AT WHICH TIME A FINE OF UP TO \$100 PER DAY MAY BE ASSESSED.

If there are any problems with trash/garbage or recycling please call the City of Mebane (919) 563-3401.

23. Parking: COMMON PARKING SPACES PROPOSED RULES

There are 38 parking spaces in the current phase of The Village at Lake Michael in addition to each homeowner’s garage and driveway. These parking spaces, as well as the clubhouse parking lot were designed to provide temporary parking for guests and homeowners. The HOA has jurisdiction over the use of these spaces.

Unfortunately, disputes have arisen over who is entitled to use these spaces. Some homeowners have claimed that they are exclusively entitled to use the spaces closest to their home and essentially keep their cars parked in these places. Others insist that they are for guests only.

The Board has discussed how to fairly allocate these spaces so that all homeowners may benefit. As a compromise, the Board is adding the following to the Rules and Regulations concerning the parking spaces/clubhouse parking lot (“common parking spaces”):

- 1. First and foremost, all homeowners/residents are encouraged to be considerate of their neighbors in sharing these spaces.**
- 2. No individual homeowner/resident is entitled to exclusive use of any common parking space. (See #5 below for exception).**
- 3. Homeowners/residents are encouraged to use their garages and driveways as parking for their cars.**
- 4. Some of the common area parking spaces will be allocated for daytime guests only and so marked. The limit will be for 72 hours unless prior Board approval.**
- 5. A limited number of spaces may be available for an individual homeowner to rent from the HOA for \$150/month for exclusive use of that homeowner**

(“Reserved Space”). If there are more requests for these spaces than spaces available, a lottery will determine who will be allowed to rent. The rental period will be for one year after which the space will once again be made available for anyone to request to rent.

6. Homeowners/residents/guests may park one of their vehicles in a common parking space not marked “Guest” or “Reserved” on a first come/first basis for up to six (6) hours per day. Usage of more than one space per day per household is not permitted. An exemption may be applied for in writing and granted by the HOA for some exceptional circumstance.

7. If a homeowner currently has only a single car driveway, the Architectural Committee would consider requests to approve expansion of the width of the driveway on the homeowner’s lot (at homeowner’s expense). Not all driveways would be suitable for expansion due to storm sewer inlets, utilities, drainage, trees, landscaping, etc.

8. Violation of the rules for use of parking spaces will result in a warning, followed by a daily fine of fifty dollars (\$50) to the homeowner for repeat violations. Vehicles in violation would also be subject to towing at homeowner's expense.

9. These rules will also apply to parking spaces constructed for the new phase.

10. Exceptions will be reviewed by the Board on a case by case basis.

11. If parking in the public right away, please do not block mailboxes or Trash/Recycle cans.

Violators of these rules and regulations and/or the Declaration of Covenants, Conditions, and Restrictions will be subject to fines of up to \$100/Day.