

Revised September 2020

COTTAGES OF STONEHENGE CONDO OWNERS ASSOCIATION

C/O Sentry Management Inc.
3109 Poplarwood Court, Suite 310
Raleigh, NC 27604
www.sentrymgt.com

Attention: Owners & Tenants of the Cottages of Stonehenge Condominiums

RE: Revised Rules & Regulations

The Cottages of Stonehenge Condos Board of Directors have recently reviewed, revised and updated the Rules and Regulations for the neighborhood.

You will find an attached copy of said rules and regulations that is effective as of September 2020.

Please take the opportunity to read through as many items have been changed, updated, added or revised and the HOA, Board and Management Company will begin enforcing all of these starting in October, 2020.

For the Board of Directors, Cottages of Stonehenge Condos HOA,

Gloria Nelson, PCAM
Sentry Management, Inc
919-790-8000 ext. 52508
gnelson@sentrymgt.com

Cottages of Stonehenge Condominium Homeowners

Association Rules and Regulations

The following rules and regulations have been adopted by the Cottages of Stonehenge Condominium Homeowners Association, Inc., (hereinafter referred to as the Association) in order to promote the convenience, safety and welfare of all Homeowners; to preserve and protect each Homeowner's property and to provide for a fair distribution of services being rendered to each Homeowner. These rules apply to all owners and their families, tenants, guests, servants and contractors. Failure to comply may result in remediation and/or a fine.

Our current property management company is **Sentry Management**. Their phone number is **919.790-8000**. Our Community Manager is Gloria Nelson at ext. 52508. gnelson@sentrymgt.com

General Rules

1. All community amenities are available to Homeowners in good standing with their HOA dues/assessments and fines.
2. All community property is to be used exclusively for its intended purpose with the proper equipment required for that purpose.
3. All city, state, county, and federal laws must be observed within the community and supersede any rules made by the Association.
4. Skateboarding is prohibited in the community.
5. The Association expects that all members of the community be aware of and accept that which is widely-held as socially acceptable behavior, thus it reserves the right to enforce rules that may not be explicitly stated within this document or the covenants.

Exterior Appearance

1. Any and all improvements must be reviewed and approved in writing by the Architectural Review Committee before any work may begin. Failure to comply may result in fines and/or corrective action at the expense of the Homeowner. Please contact the property management company for the approved Architectural Request Form.
2. Homeowners are responsible for a well-maintained exterior appearance of their front stoops, rear patios and rear personal areas. Homeowners shall not use these areas to store inappropriate items.
3. Sheets, blankets, bedspreads, towels and similar materials shall not be used for window coverings.
4. Window coverings shall be maintained in good repair and present a color of white when closed and viewed from outside the Unit.
5. Door colors must comply with those specified in the Architectural Guidelines.
6. No tree, shrub, bush, or other vegetation or landscaping element shall be cut, trimmed, pruned, removed, relocated or otherwise disturbed, nor shall any surface be graded, altered or otherwise disturbed without prior written approval of the ARC committee.

7. No element within the Common Area as defined by the Community Covenants shall be added, removed, or altered in any way by a Homeowner without written consent in the form of an approved Architectural Request.

Fitness Center

1. Use of the Fitness Center and any of its equipment in any form of fitness program is at the individual's own risk.
2. Prior to using the Exercise Equipment Room, or engaging in any form of fitness program, individuals should consult a physician.
3. The equipment in these areas is designed for strength and cardiovascular training. All users are expected to observe the posted rules concerning proper and safe use.
4. Children and guests under the age of 18 require the supervision of a parent or legal guardian; guests must be accompanied by the Homeowner.
5. Following use, equipment should be wiped down with a towel. All portable equipment (dumbbells, beauty bells, exercise mats) should be returned to their proper storage locations.
6. No alcoholic beverages are permitted.

Noise

Homeowners and their families, guests, agents, invitees, employees, tenants, contractors, and servants shall at all times regard the comfort of other Homeowners. The volume of all entertainment and electronic devices must be kept within reason at all times, and particularly after 11:00 pm. This includes noise inside and outside of each Home, as well as the Common Areas.

Parking Rules

1. No boat, marine craft, hovercraft, aircraft, trailer, mobile home or camper, or any other recreational or off-road vehicle shall be parked or stored anywhere in the community.
2. No panel trucks shall be permitted to be kept or parked overnight anywhere in the community.
3. No commercial truck, commercial bus, commercial trailer or other commercial vehicle of any kind shall be permitted to be kept or parked overnight anywhere in the community. A commercial vehicle is defined by the Association as any vehicle with a capacity greater than one ton or one that is less than one ton but possesses post-factory lettering or non-factory modification, including ladder racks.
4. No vehicles or similar equipment shall be parked or stored in the Common Area except passenger automobiles, passenger vans, motorcycles, and pick-up trucks that are in operable condition and have current license plates and inspection stickers. If any vehicle is covered on the Common Area, the covering must be a purchased and appropriately sized covering for the vehicle (no tarps). As to any covered vehicle, proof must be given to the Board upon request that the vehicle is in operable condition and has current license plates and inspection stickers. The foregoing restrictions shall not apply to any vehicle, machinery or equipment temporarily parked and in use for construction,

maintenance or repair of a residence in the immediate vicinity of the parking lot.

5. No inoperative motor vehicle may be parked or stored on any lot or any public or private street or other area within the Common Area for a period in excess of **72 hours**.
6. No repairs to vehicles are permitted on the Common Area to include changing of oil, servicing of engine and power train. Changing of tires is excluded.
7. Parking or driving of vehicles on lawn areas is prohibited.
8. Abandoned vehicles, those which appear to be abandoned, and those which are either functionally inoperable or lacking proper licenses, inspection stickers, etc. will be posted with a **72-hour** notice and towed at the owner's expense.
9. All Homeowners are provided with one reserved, numbered parking space.

Unnumbered spaces are open spaces for anyone to park in. Homeowners, tenants, guests, servants and contractors are not permitted to park in any reserved, numbered parking space other than that of the Homeowner. Any vehicle found to be parked in another Homeowner's reserved parking space will be towed at the owner's expense without notice.

Pet Ownership

No animals, livestock, or poultry of any kind shall be raised or kept within any Home or on any portion of the Common Area, except for dogs, cats and other commonly-accepted household pets. These commonly-accepted household pets may be kept in the Home provided said animals are not kept for commercial purposes and provided they are kept subject to the following rules and regulations:

1. No more than three household pets (i.e. cats & dogs) may be kept or maintained within any Home.
2. No household pet in excess of (50) pounds may be kept or maintained within any Home.
3. No household pet shall be permitted on any portion of the Common Area unless properly restrained and may never be left unattended.
4. No household pet shall be restrained or left unattended on any deck, patio or in the Common Area.
5. Pet feces must immediately be collected by the pet owner or other person responsible for the pet, anywhere on the property.
6. No pet shall be permitted or allowed to remain within any Home if it constitutes a nuisance due to loud and persistent noise levels. Pit Bulls, Bull Terriers, American Staffordshire Terriers, Rottweilers, Dobermans, Chows, Presa Canarios, Akitas, and Wolf Hybrids, either full blood or mixed at any percentage, are PROHIBITED, as they are predetermined to be a nuisance.
7. Pets are not allowed on the tennis courts, in the swimming pool or in the swimming pool area, in the fitness area, or in the clubhouse.

Rented/Leased Homes

1. Homeowners are responsible and liable for the actions of their tenants with regard to compliance with the Association's Rules and Regulations.
2. Homeowners are required to furnish copies of the leases, names and phone numbers of all tenants to the property management company within a reasonable period of

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time after the Home is occupied. Failure to comply may result in fines and/or corrective action.

3. Homeowners are also required to submit a copy of the permit required by the City of Raleigh to the property management company within a reasonable period of time. Failure to comply may result in fines and/or corrective action.
4. Homeowners are required to furnish written acknowledgment (forms are available through the property management company) that tenants have been provided a copy of the Rules and Regulations of the Association and that the tenants have agreed to comply with them. Homeowners are responsible for obtaining and providing these documents to the Association's property management company within a reasonable period of time after the Home is occupied, along with a copy of the permit required by the City of Raleigh to rent the Home.

Outdoor Decorations

1. Seasonal decorations are allowed within thirty days prior to, and fifteen days after a holiday season. No decorations may be permanently affixed to the buildings (i.e. nailed, stapled, etc.), owners are responsible for costs to repair any damage caused to buildings.
2. Non-seasonal statues, artifacts, flags and other decorations are not allowed (with the exception of American flags which are allowed), this includes landscape lighting of any type.
3. No more than 2 pots (or potted planters) are allowed in front of unit.

Signage

Except for signs required by law, posting of signs of any kind, including posters, circulars, billboards, or other commercial signage may not be displayed on a Lot, Home (inside or outside windows) or vehicle except as otherwise specifically permitted herein.

1. No more than one "For Sale" or "For Rent" sign shall be permitted per Home. Such sign shall be located wholly within a window of the Home that is advertised for sale or for lease. Such sign shall be no larger than four square feet or 24" x 24". The sign must be removed within five working days following the closing of the property, or the termination of the listing agreement. Open House directional signs which give directions to a house which is for sale or for lease to which the public is invited or a walk-in inspection are permitted between 9 AM and 5 PM, only on the day of the Open House.
2. Security/alarm notifications shall be limited to place cards or signs not to exceed eighteen inches in height visibly placed in the landscaping near the front door.
3. Political signs are allowed in the front yard private area, within ten feet of the foundation of the Home. They may be posted no more than 45 days before an election at issue and must be removed within 7 days after the election.
4. Notwithstanding the above, the Association shall be allowed to install any sign(s) necessary for managing the property.
5. No more than one "For Sale" sign shall be permitted, to be placed in any individual's vehicle. The sign can be posted no more than ninety days at a time.

Swimming Pool Use

1. Use of the swimming pool is at the individual's own risk.
2. Prior to engaging in swimming or any other physical activity, individuals should consult a physician.
3. Homeowners must fill out a registration form prior to being issued a Key Card for seasonal access. Renters must have a registration form signed by the Homeowner to receive a Key Card.
4. Children and guests under the age of 18 require the supervision of a parent or legal guardian; guests must be accompanied by the Homeowner.
5. Members must follow all Swimming Pool Rules and posted hours.
6. Pool area is under video surveillance 24 hours a day.

Pool Sanitation

1. Food and canned non-alcoholic beverages may be used only in areas where tables and trash receptacles have been provided. Food or beverages are not permitted in the pool or on the surrounding deck apron. No glass containers of any kind are permitted.
2. Swimsuits are required. Cut-offs or other forms of street clothes are not allowed.
3. Children wearing diapers must wear snug fitting rubber pants or swim diapers while in the pool.
4. A parent or legal guardian must accompany the child at all times. Should the pool be shut down due to contamination, the Homeowner will be charged for any and all costs associated with re-opening the pool, or \$500, whichever is greater.
5. No grills allowed inside pool area.

Tennis Courts

1. The tennis courts are to be used for tennis only.
2. Service animals must be leashed and controlled in a manner so as to not disrupt players or spectators when play is in progress.
3. Tennis etiquette as stated in the USTA Code shall be observed by all players.
4. Proper tennis shoes are required (no cleats or black-soled shoes or any soles that will leave marks or destroy the court surface).
5. No food, alcoholic beverages or radio/music playing is permitted.
6. No pets inside tennis court fence area.

Bicycles, Roller Skating & Coasting Toy Vehicles

These rules apply to all non-motorized or toy vehicles:

1. No skateboarding is permitted anywhere in the community.
2. Riders should use caution and slow down when approaching pedestrians.
3. Riders must always yield the right of way to pedestrians.
4. Riders are required to wear proper protective equipment.
5. Ramps and jumps are prohibited. No portion of the property shall be used as a ramp or a jump.
6. Any unruly action such as fighting and swearing is prohibited. Disruptive, dangerous, or otherwise inappropriate behavior will not be tolerated.
7. Privileges may be revoked for infractions and may result in fines.

Trash

All trash needs to be disposed of in the dumpster. Clean-up costs impact everyone and results in an increase of Association dues.

1. Dumpsters are for HOUSEHOLD TRASH only. Items such as dry wall, lumber, construction materials, mirrors, toilets, furniture, televisions, old barbecues, mattresses, Christmas trees, damaged appliances, or any other items larger than the dumpster or otherwise not considered "Household Trash" is prohibited. Owners are responsible for hauling off large, unwanted items. Violators will be charged the cost of disposal for items left in the dumpster area.
2. All trash thrown into the dumpster must be bagged to contain the smell and deter potential scavengers. Large boxes must be collapsed to increase the trash bin capacity and save us money. NO TRASH SHOULD BE DUMPED BESIDE OR BEHIND THE DUMPSTER.
3. Residents are expected to close the side door on the dumpster after each use.
4. Dumpsters are for residents' use only. Please notify the property management firm immediately if you see anyone disposing of trash who doesn't live here. Violators will be PROSECUTED.
5. NO CHRISTMAS TREES ARE ALLOWED TO BE DUMPED IN OUR DUMPSTERS OR ON THE COMMON AREAS AROUND BUILDINGS. The Association will offer two drop off areas in the community for the disposal of Residents' trees.

Hazards

1. All residents must use safe disposal methods for smoking, and are required to clean up waste and/or cigarette butts.
2. Fire pits are not allowed.
3. All types of fireworks are strictly prohibited.
4. Wood piles are not allowed within 5 feet of building exteriors or fencing that connects to a building. This is a termite exposure risk and failure to comply may leave the Homeowner responsible for treatment and cost of damage repair for the entire building.
5. Guns and firearms of any kind (bb, paintball, etc.) are prohibited. It is unlawful to discharge within 100 yards of a dwelling.

These Rules and Regulations are in addition to, and shall not be construed in any way to modify or amend, in whole or in part, the covenants, agreements and conditions of the Declaration of Condominium for Cottages of Stonehenge dated and recorded on July 10/14, 2003 at the Register of Deeds Office in Wake County, NC in Book: 010273 Page: 0024900294. The Association reserves the right to rescind, alter or waive any of the provisions of these Rules and Regulations or add thereto when, in its judgment, the same is necessary or desirable for the reputation, safety, care or appearance the Common Area as approved by the Executive Board.