

Contents

1. Purpose	2
2. Foreword.....	2
A. Definitions	2
B. Replacements and Supplements	2
3. Homeowner and Resident Code of Conduct	2
4. Responsibility	2
5. Enforcement.....	3
6. Security	3
7. Use Restrictions	3
8. Traffic Regulations	4
9. Parking	4
10. Recreation Vehicles/Trailers	4
11. Trash/Recycling Disposal.....	4
12. Pets.....	4
13. Lakes/Ponds	5
14. Open/Common Areas	5
15. Playground	5
16. Vandalism.....	5
17. Mailboxes	5
A. Kiosks in the Town Homes Section.....	5
B. Single Family Section Mailboxes.....	5

1. Purpose

The fundamental purpose of the Association Rules and Regulations is to provide a basis for protecting members' equity in the development, maximizing enjoyment, assure the continued aesthetic beauty of the community, and providing the framework within which people can live in harmony

2. Foreword

The West Lake Declaration of Restrictive Covenants contains detailed guidance that applies to all property owners. This document is intended to amplify, not duplicate, the provisions of the Declaration. According to North Carolina Statute, conflicts between the provisions of this document and those of the Restrictive Covenants are resolved in favor of the Covenants.

A. Definitions

- a) **ROADWAYS** - All paved surfaces constructed for the use of motor vehicles that exist on the common properties of the Association.
- b) **PUBLIC VIEW** - That portion of a private lot that is subject to an essentially unobstructed view by pedestrians (walking or in a conveyance) traversing any area of the common property where such pedestrian activity is permitted or from any roadway.
- c) **COMMON/COMMUNITY PROPERTIES** - For the purpose of this document the Common/Community Properties are all real estate and improvements thereon that are owned by the Association. This includes but is not limited to all roadways, road right of ways, clubhouse, pool, entrance areas, Lakes, dams, spillways, and holding ponds.

B. Replacements and Supplements

The Association reserves the right to amend, modify, delete, or replace any provisions outlined in this Resolution at any time by a majority vote of the Board of Directors, or by Members representing more than fifty percent (50%) of the total votes in the association at an association meeting duly called for such purpose, or unless specifically stated otherwise in the Declaration and Bylaws.

3. Homeowner and Resident Code of Conduct

- a) Verbally abusive behavior such as berating, belittling, insulting, or threatening Association employees, Board Members, or other homeowners is not acceptable.
- b) No owner or resident will interfere with a contractor implementing a contract in progress. All communications with contractors will go through the designated Managing Board Member or Management Company agent responsible for the Contractor.
- c) No owner or resident will interfere with the system of management established by the Board and its designated management company.
- d) Removal of Association property requires Board approval. Defacing or damaging Association property is not acceptable.
- e) Abiding by Board Policies and Bylaws by all owners, residents, visitors, and guests is required. All homeowners will be held responsible for the actions of their visitors, tenants, and guests.

4. Responsibility

- a) Homeowners are responsible for the actions of their family members and guests as well as their tenants, tenant family members, and guests and are responsible for providing a copy of the Rules and Regulations to their tenants.
- b) Homeowners are responsible for payment of all fines levied and costs incurred related to damages resulting from violations of these Rules and Regulations. Failure to pay levied fines can lead to a lien being placed on the homeowner's deed.

- c) All persons and entities acquiring any interest in any of the Lots; including but not limited to residents, shall be bound by the provisions of these Rules and Regulations. All guests and invitees of such persons and entities, and any other occupants of any of the Lots, shall likewise be bound.

5. Enforcement

Any owner, the Association, the Management Company hired by the Association, and any occupant of a Lot shall have the right to bring forward any action necessary to enjoin any violation or breach of the provisions of the Declaration, the Bylaws, the Articles of Incorporation, and these Rules and Regulations.

Failure to follow these Rules and Regulations will result in loss of the use of community amenities and may result in fines per each rule violation.

6. Security

West Lake currently maintains no security personnel. Accordingly, all residents are expected to be alert to any suspicious or unusual activity occurring anywhere within the community. Such activity that is not considered to encompass criminal conduct should be reported to the management company. Security concerns, which are believed to constitute a criminal violation, should be immediately communicated to the Cary Police Department at 919-469-4012 or, in an emergency, 911.

7. Use Restrictions

The following activities are prohibited within the Community unless expressly authorized by, and then subject to such conditions as the Board may impose:

- a) Flowers, trees, shrubbery, or landscaping material on the Class A Common Areas are not to be cut or removed without the written consent of the Board of Directors. Class B common areas are controlled by the Town of Cary as natural buffer areas.
- b) Review/approval is required by the Architectural Control Committee (ACC) for all exterior modifications. A separate set of Architectural Guidelines may be found on the management company website.
- c) Use of exterior decorative lights, including holiday displays, with any light bulb color, is permitted in the Community; provided, however, that if a holiday display creates a significantly increased traffic flow within the Community, the Lot's Owner or occupant who is responsible for such display shall remove it upon request of the Board and if the Owner or occupant does not remove such display within a reasonable time, the Management Company may remove the display. Holiday displays visible from the dwelling on any roadway or any other Lot, or on the outside must be removed within 3 weeks after the holiday.
- d) All items of equipment, including recreational and lawn equipment, toys, and building materials must be stored out of public view when not in use.
- e) The above prohibition does not apply to building materials that are currently being utilized in a project under the approval of the Architectural Control Committee.
- f) There shall be no obstruction of the Common Areas, nor shall anything be stored on the Common Areas
- g) Dumping grass clippings, leaves, or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake, or elsewhere within the Community is prohibited
- h) The appearance of that portion of individual improved lots within the public view must be maintained in a manner that conforms to community standards. At a minimum, this includes: grass mowed, weeds controlled, shrubs trimmed, and tree litter, trash, and debris promptly removed.

- i) The exterior of all dwellings and associated structures that are within the public view on all lots will be maintained by the owner in a manner that is consistent with the overall standards of the community. "Exterior" includes roof, gutters, screens, siding (to include paint or color fade), shutters, foundation, porch, and any other appendage of the dwelling or structure

8. Traffic Regulations

- a) The maximum speed limit of any motorized vehicle operated on the roadways of the community is 25 MPH.
- b) Operation of motorized vehicles on pathways, walkways, or trails maintained by the association is strictly prohibited.

9. Parking

- a) Parking on any grassy areas in the community is prohibited.
- b) Parking in the Club House Parking lot is exclusive to planned events at the clubhouse, fishing, and for pool use during regular operating hours.
- c) No regular parking in the street is allowed, and overnight parking in the street is prohibited.

10. Recreation Vehicles/Trailers

- a) Storage of Recreational Vehicles, campers, trailers, pop-up campers, boats, jet skis, ATVs, and any other such vehicles used for recreation are prohibited from storage in West Lake unless they can be stored in a closed garage.
- b) Parking of RVs, pop-up campers, and boats in driveways for a period of time of no longer than 24 hours for loading and unloading is reasonable as long as they do not block the sidewalk intersection of the driveway. It is up to the owner to send notice to the Management Company when the RVs, pop-up campers, and boats will be on location. If they are of a size that they do block the sidewalk, then parking curbside in the street facing the direction of traffic and no more than 12 inches from the curb is authorized provided they do not block access to mailboxes, other driveways, or block or obstruct the view around corners and curves.

11. Trash/Recycling Disposal

- a) Accumulation of rubbish, trash, or garbage outside of the dwellings is prohibited except between regular garbage pickups, and then only in an approved container
- b) Such containers shall be either screened from view or kept inside, except as reasonably necessary for garbage pickups.
- c) Lawn Refuge, Garbage, and Recycle containers may be taken to the curb **no more than 1 day ahead** of scheduled pickup (i.e Place items out on Wednesday for Thursday pickup) and brought back in and stored the same day pickup has occurred.
- d) On pick-up day, garbage and recycling containers on Meadow Beauty Road and Starflower CT must be placed on the sidewalk so that the front of the containers are on the edge of the drainage trough and the back of the containers do not block pedestrian traffic on the sidewalk behind them.

12. Pets

All animals in the West Lake community fall under the jurisdiction of the Town of Cary and homeowners must comply with chapter 6 of the Cary Ordinance.

13. Lakes/Ponds

- a) There will be no swimming, boating, or use of personal flotation devices in any bodies of water within the community
- b) Fishing from the shores shall be permitted with the appropriate State Fishing License if applicable.
- c) Those using the ponds for fishing are responsible for the proper disposal of all trash and debris and leaving the area as they found it.
- d) Fishing may only be done from sunrise to sunset.

14. Open/Common Areas

The owner/resident requesting the use of the common open areas shall be responsible for their guests, the proper disposal of garbage, and debris, and correcting any damage caused by the use of tents, inflatable play areas, and other equipment used for their event.

15. Playground

- a) Use of this equipment requires parental/caretaker to be present
- b) Glass containers are prohibited in the playground fenced area.
- c) Smoking is prohibited in the playground fenced area.
- d) Pets are prohibited in the playground fenced area. The only exception is registered service animals.
- e) Any unsafe condition observed in the playground should be reported immediately to the management company.

16. Vandalism

- a) Acts of vandalism consist of but are not limited to, defacing community buildings, damaging vehicles, and damaging or destroying community assets, such as landscaping, fences, signs, road, recreation facilities, etc.
- b) Acts of vandalism shall be dealt with by the Management Company and shall be reported to the Cary Police Department for investigation and prosecution. Individuals caught in the act of committing vandalism will be prosecuted under the North Carolina and Town of Cary Criminal Code.
- c) Homeowners are responsible for the payment of fines and repair costs resulting from vandalism by members of their household and their guests, residents, and residents' guests.
- d) Misuse or vandalism of any Association facilities may be cause for suspension of privileges for up to 1 year.

17. Mailboxes

A. Kiosks in the Town Homes Section

- a) The mailbox lock and keys set are the responsibility of the property owner.
- b) Mailbox keys were issued to each property owner. If a resident loses mailbox keys, they will need to contact the local post office for a replacement.

B. Single Family Section Mailboxes

- a) Mailboxes shall be Black and of the Imperial 211 Model. The entire mailbox kit is the Imperial 211K-6
- b) The coding is broken out as follows:
 - a. 2 - the post
 - b. 1 - the number size
 - c. 1 - the mailbox style
 - d. K - knob
 - e. 6 - newspaper holder

- c) Replacement Mailboxes can be ordered from Carolina Mail Boxes either by calling 877-845-0850 or on their web page at www.carolinamailboxes.com.
- d) The numbers on the mailbox for the street address are gold in color

WEST LAKE HOMEOWNERS ASSOCIATION, INC.
RESOLUTIONS ACTION RECORD

Resolution Type: Clarification of West Lake Rules and Regulations

Duly adopted at a meeting of the Board of Directors of the West Lake Homeowners Association, held

March 15 2023.

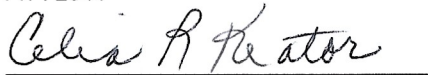


President



Vice President

ATTEST:



Secretary

Resolution Effective: 3/15/2023
Date of Adoption