

ONE HUNDRED EDENBURGH CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Revised January 19, 2011

The rules and regulations below were formulated by the Rules and Regulations Committee and Management in an effort to make living together at One Hundred Edinburgh Condominiums more harmonious.

SECURITY

When entering or leaving the building always check the outside door to ensure it closed and locked properly.

Identify any visitors before admitting them to the building. If you do not know them or have not been informed by management or a neighbor that they are coming, do not admit them.

Keep your individual condominium door locked at all times.

FIRE/EMERGENCY

In the event of a fire, the elevator will automatically go to the first level and will not be accessible. You must take the stairs.

Before leaving your condominium, touch the interior of your condominium door. If it is hot, do not open the door. Place wet towels at the threshold and go to your porch. Make sure all doors and windows in your unit are closed and await rescue.

If your door is not hot to touch and there is no smoke in the hallway, exit the building immediately by using the stairs.

In the event of a fire alarm, please meet at the covered parking area to count people and to try and account for any missing people.

Personal items that may impede exit or cause a hazard when exiting must not be stored in the common stairways or hallways.

Do not store combustibles in the common utility closets in the common hallway areas.

PARKING

Each unit is assigned two parking spaces in the rear parking area. It is up to the assigned unit owner to determine who uses his/her extra space.

Visitor/Guest parking is provided in the front parking area. Please inform your visitors and guests that this is the proper place to park.

Be aware of any vehicles that park in the visitor area for more than 24 hours. Check with your neighbors to see if the vehicle belongs to them or a guest. If not, the vehicle may be towed by calling Brentwood Recovery, 821-3100.

Guest motor homes may park in the visitor area for up to 7 days.

No permanent parking of, including but not limited to RV's, boats, trailers, or jet skis is allowed in the lot.

Keep your vehicle locked at all times.

Prior permission should be obtained before using the assigned spaces or your neighbors.

GARBAGE/RECYCLING

Keep your trash can lid firmly secured at all times to prevent trash/garbage from being blown over the parking lot. Animals can also get in your trash can if the lid is not firmly secure. If you have more trash than will fit in the can, do not place it in or on the can until the morning of trash pick-up.

Current trash/garbage pick-up days are Tuesday and Friday. Garbage services are provided by the City of Raleigh.

Cardboard boxes should be broken down to fit in your trash can or taken to the recycling center for disposal. Do not stack boxes against the fence or on top of the cans. Some space is available at the end of the garbage can enclosure. Extra boxes, if not too numerous, may be stacked there.

Recycling service is also provided by the City of Raleigh on the 2nd and 4th Monday of each month. Do not put your recycling bin out before 7:00 p.m., the evening prior to pick-up day. Bring your empty recycling bin in no later than 7:00 p.m., the day of pick-up. If you're out of town on the recycling days, your bin can be placed between the Leland cypresses for pick-up.

Recycling bins should not be stored in the common areas. Items disposed of in the bins can attract pests. Recycling bins should be stored in your individual unit.

Boxes or paper good should not be stored in the common area hallways or closets. These areas are for the use of very unit owner. Closets should not contain food, cans, etc.

NOISE

We live in close quarters and, as such, should respect the rights of our neighbors above and below our units.

The City of Raleigh Noise Ordinance declares "quiet hours" from 11:00 p.m. to 7:00 a.m. daily. Remember to keep your radio, television, or even conversation at a lower volume during these times.

If a member desires to have hardwood floors installed in his/her unit, at least 75% of the known traffic areas must be covered with rugs and a noise protection barrier must be installed underneath the flooring to absorb the noise.

You should discuss a noise situation with your neighbor before reporting to management for further action.

ANIMALS

The Association's legal documents allow dogs, cats, etc. for domestic purposes.

No animals are allowed on the porches or balconies.

Animals housed within the building must be kept on a leash at all times per the Raleigh City Ordinance. Animals must not run loose outside or inside the building.

No visiting animals are allowed on the premises at any time.

Any feces deposits by animals on the property must be removed per Raleigh City Ordinance 12-3011 b & c.

If violations of the Raleigh City Ordinance occur, report them to the Animal Control Division at 831-6311.

COMMON AREAS

All portions of the building not located within a particular unit are considered common areas and are for the use and enjoyment of all unit owners/residents.

Personal items must not be stored in common areas at anytime without the prior written consent of the Board of Directors.

Electricity to the common areas such as the hallway and storage area are paid by the Association as a common expense. Owners or residents should not conduct any activity which will increase the cost of this common expense for all unit owners.

The grounds of the property are also considered common area, and as such the maintenance of this area is considered a common expense.

Residents may make additional plantings on the grounds; however, they are responsible for maintaining the extra plantings at their expense. The grounds maintenance contractor will not maintain these extra plantings as they were not a part of the original landscape.

If an owner makes additional plantings and moves from the Association, one of two things should occur: The new owner will be informed of the additional plantings and will agree to

accept maintenance responsibilities, or the seller (old owner) will remove the additional plantings and return the area to its original condition, e.g., grass or pine straw.

If the additional plantings are not maintained in a neat and orderly fashion, the Association, after notice, will remove the plantings and return the area to its original condition. Any costs associated with this will be charged to the unit owner.

Residents are responsible for cleaning up the common areas if they track in dirt, plant materials, etc.

ARCHITECTURAL

No exterior alteration, modification, addition can be made to the exterior of the property without the prior written consent of the Board of Directors utilizing the Architectural Request Form attached.

DELIVERIES

If package deliveries are left outside, please bring them inside and leave them outside the interior door of the addressee.

LIMITED COMMON AREAS

Porches or balconies are a prominent part of the structure. As such, they should not be used to store boxes, etc., and should be kept in a neat and orderly fashion at all times.