

CHESAPEAKE CONDOMINIUM ASSOCIATION

BUILDING AND GROUNDS RULES & REGULATIONS

Regulations concerning use of buildings and grounds were adapted under the authority granted by Declarations and Covenants of Chesapeake Condominium Association.

I. OCCUPANCY OF UNITS

- A. Each unit may be occupied by the owner(s) and his or her family, or the entire unit may be leased to a maximum of four unrelated individuals whose names are recorded on a single lease.
- B. Units may not be remodeled to create separate apartments with private entrances.
- C. All absentee owners must provide their tenants a copy of the Declaration of Covenants, B-Laws and Rules & Regulations for Chesapeake Condominium Association.
- D. Homeowners are responsible for ensuring that residents and guests of their units(s) comply with all regulations, by-laws, covenants, declarations of the association and with Town of Cary ordinances and laws.

II. FIREWOOD STORAGE

- A. Firewood must be stored and neatly stacked on the rear decks or patios without touching the structure of the condominium and may only be stored from October 15th through March 15th. Quantity of wood to be stored shall not exceed a single stack of four feet wide by two feet high.
- B. Any firewood found by the management company to be decaying or to contain certain insects must be removed immediately. Failure to remove the wood within seven (7) days of the management company's request will result in the firewood being removed at the resident's expense.
- C. Firewood must be unloaded from delivery vehicles from designated parking areas and streets only. Driving on the grass to access rear yards is prohibited.
- D. Use of gas logs is prohibited due to fire hazard.

III. PLAY AND RECREATIONAL ACTIVITIES

- A. Play and recreational activity in the streets and parking areas is prohibited, except

for association approved activities during which the area must be closed to moving vehicles.

IV. LANDSCAPING AND PLANTING

A. No homeowner shall plant any sort of plant in the common areas of Chesapeake without the approval of the Architectural Review Committee through written request.

B. No homeowner shall cut down any shrubs, trees, etc. on common ground.

V. SOLICITING

Soliciting within Chesapeake is prohibited.

VI. "FOR SALE" SIGNS

A. "For Sale" and "For Rent" signs are permitted. Only one sign per unit is permitted, and it must be placed in the window facing the street.

B. Only the two basement units may place one sign on the lawn in front of the unit.

VII. EXCESS STRUCTURES

A. Clotheslines, sand boxes, swing sets and other similar gym equipment are prohibited.

B. Satellite dishes are not permitted to be installed on a common area such as walkways, grounds, exterior walls or roofs. Satellite dishes can only be installed in an area where the resident has exclusive use. This means it has to be installed wholly within the back deck or patio. Maximum size of dish allowed is eighteen inches in diameter.

VIII. TRASH DISPOSAL

A. All garbage must be placed inside the dumpsters; no trash is to be placed around the dumpsters on the ground.

B. Trash such as furniture, water heaters, appliances etc. must be hauled off at the owners expense.

X. GRILLS

A. The NC Fire Code prohibits charcoal and other flame cooking devices from being operated on combustible balconies or within 10 feet of combustible construction. LP gas cylinders can not be located on balconies or with 10 feet of combustible construction.