

PARAMOUNT CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.
GENERAL RULES AND REGULATIONS

Whereas, Article 4, Section 4.5 of the Bylaws assigns the Board of Directors all of the powers and duties to manage the business and affairs of the Corporation;

Whereas, Article 4, Section 4.5(d) of the Bylaws states the Board of Directors shall adopt, amend and repeal any reasonable rules and regulations not inconsistent with the condominium declaration and the bylaws of the Corporation, and those rules and regulations are implemented for the maintenance, conservation, and beautification of the Property, and for the health, comfort, safety and general welfare of the Unit Owners and occupants of the Property.

Now therefore, be it further resolved that the Condominium Rules and Regulations that are applicable to all owners, occupants, tenants and guests of The Paramount Condominiums ("Paramount") are as follows:

RULES AND REGULATIONS

I. Unit Ownership.

- a. Units shall be used only as a single-family dwelling.
- b. No room within a unit may be rented nor shall any transient tenants be accommodated.
- c. The unit shall not to be used for purposes other than as a dwelling including, but not restricted to, commercial, educational, medical, public service, political or religious enterprises.
- d. Two or more units shall not be joined for the purpose of forming one single-family residence nor shall any one unit be partitioned to provide another single-family unit without unanimous approval of the board of directors.
- e. Moving and furniture staging regulations are enumerated in a separate document titled "Moving Procedures, Building Access and Parking" and is incorporated herein by reference.
- f. An owner must notify the management company of the following:
 1. The sale of a unit;
 2. The name of the new owner; and
 3. The date on which ownership is transferred.
- g. Each owner shall be issued one garage remote per parking space and a maximum of three fobs or wallet wafers (any combination but must not exceed three total) per unit unless otherwise approved by the Board of Directors.
- h. Upon the sale of any unit, the owner shall certify to the management company within ten days of closing that the fobs, garage openers, wallet wafers and keys have been transferred to the new owner with an inventory of the items transferred.
- i. "Open Houses" conducted by owners or real estate brokers for the purpose of selling a unit are prohibited.

II. Unit Leasing

- a. A unit may only be leased for the purpose of a single-family residence.
- b. Any owner who plans to lease a unit must notify the management company of the name of the lessee and the effective date of occupancy at least ten days prior to occupancy.
- c. A copy of the finalized lease agreement shall be filed with the management company not later than ten days from the date of the execution of the lease.
- d. Each lease shall be in writing.
- e. A copy of these rules and regulations is to be furnished the lessee by the management company upon notification by the owner of the lessee's name and effective date of occupancy.
- f. No owner shall lease a unit for less than a six-month term.
- g. The owner shall certify to the management company no later than ten days from the beginning of the lease term that the fobs, garage openers, wallet wafers and keys have been transferred to the new tenant and recovered from the prior tenant.
- h. Owners shall remain responsible for compliance with all rules and regulations by their tenants.

III. Pets

- a. No animals, including, but not limited to, household pets, livestock or poultry of any kind, shall be raised, bred or kept in any unit or in the common areas except in accordance with these Rules and Regulations. Only two (2) pets per household (not to exceed 50 pounds each) are allowed.
- b. Household pets must be of a domestic variety. The following are prohibited: Exotic animals, non-indigenous feline, non-human primate, non-indigenous bear, wolves, non-indigenous dogs (except domestic dogs), non-human mammals, birds, reptiles, traditional and non-traditional livestock such as reindeer, ostrich, llama and emu.
- c. An annual pet fee of \$250 per dog (no fee for cats) shall be charged to the unit owner for that unit owner's dog or tenant's dog. These fees are charged annually and are due and earned in January of each year. The annual fee shall not be prorated at anytime during the year. No refunds or prorations will be given for deceased animals.
- d. All household pets must be kept on a leash while inside and outside the building as set forth in the Wake County Leash Law. No animal may be leashed to any stationary object in common areas.
- e. Pets are not allowed in the pool, the 5th floor pool deck, the community room, fitness center, or 10th floor common area patio.
- f. Behavior of pets in the owner's unit and common areas must be appropriate at all times, respect for other residents is expected and required. Unacceptable behavior includes, but is not limited to, excessive noise from barking, whining, jumping and running by the pets, discharge of pet waste in common areas and any pet or pet owner actions that present a hazard to other residents.
- g. Any person owning, or in charge of, any animal at Paramount shall remove the feces deposited by such animal as set forth in the Raleigh City Code, Section 12-3011.
- h. The feeding or housing of birds, squirrels, any other non-domesticated or stray domesticated animals is prohibited.

IV. Unit Modifications

- a. No major alterations of a unit shall be undertaken without the approval of the management company, Board of Directors and its authorized architect. Major modifications, as solely determined by the Board of Directors, include, but are not limited to, the enclosure of porches, changes in the configuration of walls, plumbing, wiring, ventilation system or anything that may violate structural or esthetic integrity or create a potential hazard. Failure to gain the necessary approvals can result in additional modifications or restoration of the unit to its original condition which will be imposed at the owner's expense.
- b. The exterior door of each unit must conform to the architectural standard for exterior doors. The addition of a doorbell must comply with the standard approved by the Board of Directors.
- c. Realtor key boxes can only be affixed to exterior doors of units that are properly listed for sale.

V. Storage Compartments

- a. No flammable, toxic or corrosive materials are allowed in any storage area.
- b. No food, seed or any like materials that attract rodents or pests are allowed in storage areas.
- c. No storage is allowed in areas outside the confines of the storage unit, including the hallways serving the storage compartments.

VI. Common Areas

- a. Nothing shall be altered, constructed in or removed from the common areas and facilities or any open porch or patio.
- b. No common area shall be used for personal storage including boxes, wagons, carts or furniture.
- c. No potted plants shall be located in or along passageways or stairs.
- d. No hanging basket plants shall be allowed on the patio or balcony of any unit.
- e. No curtains or draperies shall be installed or hung in any window of any unit unless without white lining or backing on the side exposed to the window. No storm windows shall be installed in any units.
- f. No flags or banners shall be flown on or from any common area or facility or any patio of any unit, except as permitted by the Board of Directors. No windsocks or other decorative items shall be affixed to porches or patios. Holiday decorations are limited to simple stringed lights. The Board of Directors must approve any other holiday decorations.
- g. No signs shall be displayed from any unit, building or other common areas, except for those that are part of the signage system for the Paramount, such as entrance, building, street and pool signs.
- h. No rugs, clothing, towels or other household linens shall be draped over any patio railing or wall of any unit regardless of the length of time. No clotheslines shall be visible on any patio in any unit.

- i. Unit owners shall be responsible for all actions and conduct of their guests or tenants, including, but not limited to, all damages, accidents, intentional or negligent actions, unacceptable or offensive behavior, theft, and non-compliance with all Rules and Regulations.

VII. Parking

- a. Parking is restricted to parking spaces assigned to each unit and to passenger automobiles, recreational sports vehicles, motorcycles, mini-bikes, vans, bikes and pick-up trucks no greater in area than a full-size passenger vehicle.
- b. Parking spaces are numbered and deeded to each unit. Parking in these deeded spaces is restricted to the owners of the spaces. Illegally parked vehicles will be towed. The owner of the illegally parked vehicles will be responsible for all towing charges and any fees charged by the property manager. Owners of the deeded spaces must contact the property manager to initiate towing.
- c. Parking of jet skis, trailers, motorhomes and boats is prohibited.
- d. Storage of items of any kind and for any duration is not allowed in any parking area, assigned or common.
- e. No washing, waxing or servicing of vehicles is allowed anywhere within the parking areas.
- f. Vehicles shall be parked only in designated parking spaces.
- g. Trucks, larger than a pickup, are prohibited. Moving vans and service vehicles are allowed on a day-by-day basis and must be parked in the designated loading zone.
- h. Unlicensed vehicles, vehicles considered not “road worthy” (*e.g.*, inoperable, flat tires) or vehicles parked illegally in “handicapped” or “no parking” areas should be reported to the management company. Vehicles parked in reserved or handicapped spaces will be towed immediately at the vehicle owner’s expense. Vehicles parked in any handicapped space must display a valid handicapped placard. Vehicles in violation of other rules will be tagged and given a two-day notice before being towed.
- i. Vehicles leaking oil or other unsightly or hazardous fluids must be removed and repaired off-site.
- j. Parking spaces may be leased only to another owner or tenant of an owner. Leasing of any parking space to a non-owner or non-tenant is prohibited.

VIII. 5th Floor Pool Deck, Community Room and Fitness Center

- a. The 5th floor pool deck, community room and fitness center are for the exclusive use of The Paramount owners, tenants and their guests. Unit owners shall be responsible for all actions and conduct of their guests or tenants.
- b. The Board of Directors and the Paramount Condominium Homeowners Association, Inc. (“Association”) assume no liability or risk for any bodily injury, death or loss or damage to any personal property of any person using the 5th floor pool deck, community room, 10th floor common area patio and fitness center. All persons using these facilities do so at their own risk.

- c. The 5th floor pool deck, community room, 10th floor common area patio and fitness center may be accessed 24 hours a day, 7 days per week; however, consistent with the City of Raleigh's noise ordinance, residents and their guests must minimize noise between the hours of 11:00 p.m. and 7:00 a.m. Use of the pool is limited to the hours between sunrise and sunset and only during the designated pool season.
- d. At all times, no loud noise, no congregation of people exceeding the capacity of the room or any inappropriate behavior is allowed.
- e. Other rules and regulations are contained in a document titled "Pool and Pool Deck Rules and Regulations" and "Community Room Rules and Regulations" and are incorporated by reference.
- f. The replacement or repair cost of any property damage caused by a unit owner or the guest or tenant of a unit owner shall be charged to the unit owner.

IX. Personal Conduct

- a. Consistent with the City of Raleigh's noise ordinance, residents and their guests must minimize noise between the hours of 11:00 p.m. and 7:00 a.m. Residents should be especially attentive to the volume of TVs and stereos and their own voices and movements.
- b. Liquids and solid wastes are not to be swept or dropped from a unit balcony or caused in any way to pass to the units below.
- c. Use of noisy appliances such as washing machines, dryers, vacuum cleaners, etc., should be used with consideration for neighbors.
- d. Noisy construction and maintenance must be confined to the hours of 7:00 a.m. to 5:00 p.m.
- e. In accordance with the Declaration, no person shall engage in activities that are considered dangerous or offensive (noxious, bad language, obscene) in any unit or in the common areas.
- f. Fireworks and the carrying or discharging of firearms are strictly prohibited.
- g. Yard sales are strictly prohibited.

X. Trash and Recycling

- a. All cardboard boxes shall be made flat and placed in the cardboard recycling dumpster located in the 1st floor parking garage. Only cardboard is to be put in the cardboard recycling dumpster. Cardboard shall not be placed in the household trash dumpsters, and trash and other recyclables shall not be placed in the cardboard dumpster.
- b. No trash shall be placed on the floor inside or around the household trash chute. Trash too large to fit into the trash chute shall be placed in the 1st floor parking garage by the doors to the maintenance room containing the trash dumpsters.
- c. Dumpsters are not to be used for the disposal of flammable, corrosive or poisonous materials of aerosol containers. Also prohibited is the discarding of construction waste such as wood, metal, drywall, paint, applicators, appliances, carpets or carpet pads.
- d. Owners are responsible for removing large furniture and appliances.

XI. Safety

- a. Nothing shall be done or kept in any unit, storage or common area that creates a potential hazard, that could increase premiums or cause the cancellation of the condominiums' insurance or that constitutes a violation of the law.
- b. No items, including, but not limited to, potted plants, furniture, decorative objects, bicycles, baby strollers, "welcome mats" or boxes are permitted outside unit entrances, near stairways and elevators or along common passageways.
- c. Each unit must be equipped with and maintain an Underwriters Laboratory approved fire extinguisher, carbon monoxide and smoke alarm.
- d. No basement storage area shall contain flammable, corrosive, or toxic materials.
- e. No alterations to electrical wiring shall be done except by a licensed electrician.
- f. No kind of cooking grill may be used or stored on a balcony or terrace. The use of outside charcoal, electric or gas grills is prohibited within the unit or on the unit's patio. The use of the furnished gas grills on the pool deck is allowed. Users shall be responsible for cleaning up the common area after use. At no times shall the grill be left unattended.

XI. Enforcement

- a. The effective date of these rules and regulations shall be upon the date of ratification by the Board of Directors.
- b. The enforcement of the Rules and Regulations shall be activated within ten (10) days from the receipt of the rules and regulations by owners or occupants.
- c. In order for the Rules and Regulations to be effective, violations must be reported immediately to the management company. The person(s) reported to be in violation of a rule or regulation will be issued a warning that the violation must be corrected within a specified time. Violations of city ordinances or that pose imminent danger to people or property will require immediate action without warning or grace period.
- d. If the violation for which the citation was issued is not corrected within the specified time, the Association will proceed with the hearing and fining process.