CAMERON VILLAGE CONDOMINIUMS II
(DANIELS STREET HOMEOWNERS ASSOCIATION)

COVENANTS, RULES AND REGULATIONS

The rules herein contained were formulated by members of the Board of Directors, the rules and regulations committee and the property manager. The guidelines that were used by the committee were taken from several existing condominium rules from the Raleigh area. Others are restatements of the Association of Unit Owners of Cameron Village Condominium II's Declarations, Articles of Incorporation, and By-Laws. We wanted the rules to be few and well chosen with special consideration to the outside aesthetic appearance as it relates to the value of our property. In most cases, uniformity was a central issue as well as the rights of and respect for your neighbors and owners.

All rules listed apply to owners, renters and their guests.

1. NOISE: The Daniels Street Condominiums are located within the Raleigh City District and as such will conform to the Raleigh City Ordinance pertaining to noise. Quiet hours are observed from 11:00 p.m. to 7:00 a.m. daily and 12:00 midnight Saturday to 12:00 noon Sundays. Excessive noise at any time that cannot be settled between neighbors should be reported to the Raleigh Police Department.

2. **PETS:** See attached regulation governing pets.

3. **DUES:** The homeowners dues are to be paid by the 10th of each month. After the 10th a late penalty of $10.00 is incurred. Those past due for more than 60 days will be given to the attorney for collection. Failure to pay the dues can result in a lien against your property.

4. **PARKING:** As you are aware, we are faced with extremely limited parking. Due to that fact, under the provisions of the Declaration, parking is limited to passenger vehicles only. No boats, trailers, campers or other recreational vehicles are allowed in the parking lot. Each unit has one (1) assigned parking space. If a person continuously parks in your designated space, you have the right to have the vehicle towed at the owner's expense. Visitor spaces are available for guests and additional parking on the street curb is accepted.

Vehicles that are not operable and do not have up-to-date licenses and tags are not to be parked in the lots. They will be towed.

5. **COMMON AREAS:** No vehicles may be driven on any area of the complex property other than street and parking lot.

Any structural alterations or other additions such as storm doors, gates, outside light fixtures, etc., must be approved, in writing, by the Board of Directors before installation. Forms are available at the management office for such changes.

6. **BALCONIES/PORCHES:** The balconies in the front and back are a prominent part of the structure of the condominiums and therefore need to be aesthetically appealing. The following guidelines will insure that a certain degree of uniformity will be maintained.

No potted plants or materials are to be stored on the bannisters at any time for safety reasons.

Deck furniture is not appropriate for back balconies. Each resident may hang/display a maximum of two planters, one in front and one in back. These planters must not be so large as to constitute a safety hazard.

The back stairwell must be kept free of clutter and debris, as it serves as a fire exit and should be easily accessible.

Cooking with an open flame appliance on decks, balconies or porches in a multifamily dwelling is a violation of the Fire Prevention Code of the City of Raleigh. Violators will be subject to the same penalties as provided in the City Charter and Code of Ordinance, Section 5-2042. Questions regarding this matter should be directed to the Fire Prevention Office at 831-6392.

Doghouses are not allowed.

Storage sheds are not allowed.

7. **SIGNS:** There shall be no signs posted on the exterior of any unit or in any portion of the common grounds. Signs are permitted in windows.

8. **GARBAGE:** Garbage dumpsters are placed in strategic areas around the complex. Trash and trash cans are not to be stored on the balconies. The balconies are for everyone's use in each building. Please be considerate of your neighbors. All trash is to be bagged and put in the dumpsters.

9. **BOILER ROOMS:** These areas are not to be used for storage of any kind. Anything of personal property found in these areas will be disposed of <u>immediately</u>.

10. **ABSENTEE HOMEOWNERS:** If you rent your unit, please be aware that you are responsible as the landlord to ensure your tenant understands the rules and regulations of the association. Violations of the rules and regulations will be incurred by the owner.

Please notify the management office when you rent or change tenants and give the name of the tenant.

11. **YARD SALES:** Please schedule yard sales with the management company at 783-9530. Those holding the yard sale will be responsible for any damages done to the grounds or common areas.

ENFORCEMENT: At such times as violations may occur or be reported, the following procedures shall adhere:

1. The Property Manager shall send notice to the party in violation (including the owner of the unit if it is rented), stating the violation and what corrective measures should be taken. If no response is received after two (2) weeks, then,

2. The Daniels Street Condominium Association attorney shall send a second notice to the party(s) in violation seeking corrective action by a specific date not to exceed two (2) weeks from the date of the second notice.

3. If no response has been received or action taken by the compliance date, then the Board of Directors shall take appropriate corrective measures and the costs of such measures shall be incurred by the owner of the unit. If this cost is not paid, it will constitute a lien against the property in question as per the original declaration and bylaws of the Association of Unit Owners of Cameron Village Condominiums II.