

# *Olde Georgetowne Association*

## **Rules and Regulations**

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### **Rules on Association Dues**

- Failure to pay outstanding dues can result in the account being referred to a collection agency, with the costs of collection chargeable to the owner(s) in accordance with the Declaration and North Carolina law.
  - The HOA board, acting on behalf of the Association, reserves the right to place a lien on a delinquent owner's property and initiate foreclosure proceedings, consistent with the Declaration and North Carolina law.
  - The Association may also suspend voting rights and privileges for failure to timely remit association dues, consistent with the Declaration and North Carolina law.
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### **Rules on Payment Plans**

- Owners who are delinquent with their dues may request to enter a payment plan if they are facing financial hardship.
  - Standard payment plans are restricted to a duration of six (6) months, though the HOA board can approve any payment plans that go beyond that.
  - Should an owner default on their payment plan, the association reserves the right to resume collection efforts, which can include but are not limited to suspension of voting rights and privileges, legal action, liens, and foreclosure, consistent with the Declaration and North Carolina law.
  - Owners may only enter a payment plan once every three (3) years.
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### **Common Area Rules**

- Residents must keep their children under control at all times. No child should be left unsupervised.
- All residents, guests, and children must behave appropriately, in accordance with the covenants, conditions, and restrictions of the Declaration and the rules and regulations established by the Association concerning the safe and respectful use and enjoyment of the common areas. Failure to comply may result in a call to local law enforcement as may be necessary to maintain order and prevent disturbances of the peace.
- Littering is not permitted in any of the common areas at any time, this is to include proper pick up and disposal of dog poop. Failure to do so will result in a fine.

- No one is allowed to store items in and around common areas. These will be removed and/or confiscated by the Association with any costs chargeable to the responsible party(ies), in accordance with the Declaration and local law.
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### **Pet Rules**

- The Association only allows dogs, cats, and other common household pets. Exotic or uncommon animals such as venomous reptiles or poultry shall not be allowed. Each owner may keep up to three pets (excluding fish).
  - All pets must be kept on leashes or in cages when outside of the home unless in a fenced area.
  - Owners must clean up after their pets at all times.
  - The HOA board shall keep a watchful eye on any pet with a history of aggression in the community. Repeat aggressive behavior can result in the forced removal of the pet.
  - Owners are not allowed to breed animals for commercial purposes.
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### **Noise Rules**

- Quiet hours are between 10 p.m. and 8 a.m. on weekdays and 11 p.m. and 8 a.m. on weekends. Always be respectful of your neighbors.
  - Excessive dog barking will not be permitted.
  - No motorized, gas/electric vehicles, including non-registered 3 wheeled vehicles, dirt bikes, ATVs, golf carts are permitted on the Common Elements/Open space or grounds of the property or on lots yet to be built upon.
  - While driving through the Common Elements/Streets listening to music or other audio at any time, residents and guests must keep the volume of the audio at levels that are respectful to and do not unreasonably disturb the peace and enjoyment of other residents.
  - Fireworks- NCGS 14-410: Manufacture, sale and use of pyrotechnics is prohibited
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### **Rules on Landscaping and Yard Maintenance**

- Owners must keep their lawns and yards in good condition at all times.
- Hedges and bushes must be trimmed.
- No cooking grills are permitted on front or sides of homes
- No trash on the lawn or storage of items such as boats, canoes/kayak, generators, mowers, etc., will be permitted on the exterior of home. Such items must be stored in a garage or shed.

- Any grass clippings or dead branches must be removed from the sidewalk, street, and driveway.
  - Owners will maintain any grass area between the street and sidewalk in front of each lot.
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### **Trash and Waste Management Rules**

- Trash pick-up is every Monday, trash containers must be removed from streetside that evening.
- Owners must keep their yard, lawn, driveway, and sidewalks clean at all times.
- Any accumulated yet uncollected trash must be stored inside the owner's house or garage, or inside standard waste bins outside, away from public view.
- Burning of any trash, lawn or tree debris in front, side or rear of any residential lot is prohibited. Fifty-five gallon drums for burning are not permitted on any lot.

### **Rental Restriction Rules**

- All lots shall be Owner occupied and Lot Shall, thereafter, be leased to a tenant or tenants, except that Owners of up to a maximum of 12% of the Lots shall be permitted to enter into leases, provided, the Association shall maintain a listing of Owner Lots available for lease and Owners shall be permitted to lease their Lots in the order of priority set forth on such listing. The initial list shall include those Owners with Lots subject to a lease effective as of the writing of this Document hereof. Provided further, leases shall be for an initial term of not less than one (1) year and prior to permitting occupancy by the tenant, each Owner entering into a lease of his/her Lot shall provide the Association with the name and address of the proposed tenant and a statement certifying, 1) the lease is for an initial term of not less than one(1) year, and 2) that the Owner has obtained, with the consent of the tenant, a criminal background report on the tenant and or tenants and that said report does not show any convictions for felonies within the previous ten (10) years or any offense that requires said tenant to register his/her name on any State's sex offender registry.

In the event that a lease expires or is terminated pursuant to North Carolina law and the Owner's property remains vacant for more than ninety (90) days, that Owner's Lot will be dropped from the rental listing and said Owner will be required to re-apply for rental status and be placed at the end of the list as it exists at the time of application. Finally, Owners that do not occupy their Lots must provide their contact information to the Association on an annual basis.

### **Private Street Rules**

- Obey the speed limit of 18 miles per hour at all times. Violations of the speed limit or disobeying stop signs may result in the imposition of a fine.

- No on-street parking is permitted without prior consent of the Association.
- No boats, trailers, recreation vehicles, campers, buses, tractor trailers, or the like (including vehicles rated to handle over one ton) shall be permitted to remain on any Lot or any street at any time, without written consent of the Association.
- Beware of children at play at all times.

### **House Roof Structures**

- No satellite dishes, TV antennas, radio antennas, are permitted on any Lot or erected on any Lot or dwelling unless permission is granted by the Association, with the exception of one satellite dish not exceeding 24 inches in diameter installed the rear portion of the Lot as provided in the Declaration.
- Solar panels will be permitted as long as they are not prominently visible from the street.

### **Tenants, Guests, and Invitees**

- Tenants of owners are required to abide by the foregoing Rules and Regulations, any additional or modified rules and regulations as may be later established by the Association, and the covenants, conditions, and restrictions of the Declaration, throughout the period of their occupancy. The existence of a tenancy does not negate or diminish the responsibilities and obligations of the owner(s) of the Lot to comply with the covenants, conditions, and restrictions of the Declaration and all rules and regulations, as the owner(s) remain principally responsible for the Lot throughout the tenancy.
- Guests and invitees of owners are expected to comply with all the same covenants, conditions, and restrictions, and rules and regulations, while on the premises, and owners are expected to exercise their best efforts to ensure such compliance while their guests or invitees are on the premises. Violations by guests or invitees may lead to their exclusion from the premises, and the owners may be liable for any resulting damages or losses to the extent that the Declaration or Rules and Regulations may render them ultimately responsible for damages or losses caused by the guests or invitees.

Olde Georgetowne Association Board of Directors hereby executes these "Rules and Regulations" for the purposes herein stated effective October 17<sup>th</sup>, 2023.

Olde Georgetowne Association Board of Directors