

SWANN PLANTATION TOWN HOMES

RULES AND REGULATIONS

(REVISED July, 2022)

The Swann Plantation Town Homes Rules and Regulations provide a practical and easy guide to multi-family living as it applies to this Association.

Monthly Dues: Regular monthly dues are due on the 1st day of each month. A Late Charge Assessment, based on current NC Law, on any balance greater than zero is applicable after the end of each month.

Association Liability: The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any common area or other storage area. These items may be picked up and stored at the owner's expense.

Buildings: No work of any kind shall be done upon the exterior building walls or upon the general or limited common areas by any unit owner, except as may be expressly approved by the Board of Directors.

All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white or non-frost lights or bulbs.

Common Area Use: Common areas must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein. The Board may immediately remove offending items.

No structure of a temporary character, trailer basement, tent shack, garage, barn or other outbuilding shall be used on any lot any time as a residence either temporarily or permanently.

All RVs, boat trailers, ski trailers and other recreational vehicles or vehicle accessories must be removed from common areas within 3 days of parking.

Common Property Damage: Any damage to the general common areas or common personal property caused by a unit owner, a member of their family, or their guests, tenants or their guests, or employees, shall be repaired at the expense of the owner.

Dock: Permanent structures are not permitted to be attached to the dock. Only registered vessels are allowed to be stored in dock slips.

There is to be no permanent or long term docking on the t-dock. The outermost t-dock is for loading and unloading or short term docking only.

All vessels shall be removed from the community dock for any named storm.

Only one slip may be occupied at a time per each unit.

Slips are first come, first served.

The dock is to be kept clear of all personal effects. No lines should be tied across the walkway of the dock.

Drivers: Drivers are to drive cautiously in common area and obey posted speed signs.

Firearms: In cooperation with county laws, and for the safety of the community, discharging of firearms (including but not limited to guns, pellet guns, bb guns, bows, etc.) on premises is prohibited.

Fire Prevention: Firewood must be kept in a metal holder and stored one (1) foot away from the building. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit or the common areas without prior written permission of the Board of Directors.

Gas Logs: Gas logs may be installed only after a request is submitted to the Board of Directors and approval has been granted. Guidelines will be established by the Board and sent back to you. Please send all requests to: Stephen J. Sulkey, Community Manager, Professional Association Management Inc., 114 N. 6th St., Wilmington, NC 28401.

Garbage: All garbage shall be placed in a plastic bag, securely fastened and deposited in the dumpsters provided. Large items such as furniture, appliances, Christmas trees, grills, etc are not permitted in the dumpster. Units who leave extra trash and furniture outside the unit will be invoiced for the cleanup costs. No garbage cans shall be placed anywhere on the common area except as provided by the Association.

Cardboard: When moving in, new residents shall have their cartons and other refuse hauled off or break down all cartons and placed in the dumpster. They are not to be left on the outside of the dumpster. In the event a new resident moves in and there is an excessive amount of cardboard and moving supplies to be disposed of which may require an "extra" container dump, that resident (owner) is responsible for the cost of that service.

Recycling: Bins are to be used for recycling items only. Trash is not permitted in recycling bins, offenders will be fined. No trash bags are to be used in recycling bins.

Landscaping: Landscaping shall be protected at all times. No owner or member of their family, or tenants may direct or supervise personnel hired by the Association. Any owner may add plantings to the common areas upon written permission of the Board of Directors.

Noise: No unit owner, a member of their family, or their guests, tenants or their guests, shall make or permit any disturbing noise in his unit that will interfere with the rights, comforts or convenience of others. The playing of stereos, televisions, musical instruments, etc ..., shall be kept at a level that will not disturb other residents. Violators will be subject to fines.

Parking: Parking is only permitted in assigned spaces, two under your carport, and one directly behind those under your carport. Others may be towed at owner's expense.

Personal Property: The personal property of residents shall be stored within the units. Decks and/or carports shall not be used for storage. Rugs, mops, laundry, etc. of any kind may not be hung or left exposed outside the living area of the unit. Clotheslines are prohibited.

Pets/Animals: No animal, other than domesticated dogs, cats and other household pets may be kept or housed on any lot. Pets are discouraged, but not prohibited. No pets may be kept, bred or maintained for commercial purpose. Pets must be kept under restraint by means of leash, chain, electronic device or other tether; and, accompanied by the owner or his/her designee at all times when outside of the confines of the owners townhome. Dogs must be "walked" away from planted areas. Dog owners must clean up after their pet. Dogs may not be leashed and/or left unattended outside a unit. Cat owners are responsible for damage their pet does to common area or personal property outside the confines of the townhome. *(Note: Pets fall under the applicable Pender County Animal Control Ordinance, Section 3-6. Owners are reminded that specific enforcement actions can be taken by Pender County Animal Control.*

Property Use: All townhouse units are to be used for single-family residential purposes only. No commercial business may be conducted from any unit. No rentals of any units will be permitted for a period of less than six months. Management for the Association must be given a copy of all leases, with names and phone numbers of any tenants.

Signage: No sign, advertisement, notice or other lettering shall be displayed in or on any part of a unit or the common areas without prior written permission of the Board of Directors.

Wood Storage: Due to the conditions of the termite bond, *wood storage of any kind (firewood, or construction) is not permitted next to or under the buildings. Any damage arising from such storage will be the sole financial responsibility of the unite owner.*

It is the responsibility of the Board of Directors to uphold these rules and regulations on behalf of all Swann Plantation Townhome owners. The lack of knowledge of these restrictions, which are published and are available upon request, shall not constitute just cause for their violation. Violation of these Rules and Regulations by any unit owner, tenant, family, guest or other invitee shall result in the following action by the Association through its Board and/or its management company:

First Infraction: Verbal warning, if possible, issued to the owner of the unit deemed to be in violation. A written warning will be issued first when a verbal warning isn't possible.

Second Infraction: A Fine of \$50.00 shall be assessed upon the unit deemed to be in violation, notification of which shall be delivered to the owner in writing with a date and time for a Board Hearing.

Third Infraction: A Fine of \$100.00 shall be assessed upon the owner of the unit deemed to be in violation, notification of which shall be delivered to the owner in writing.