

**RULES AND REGULATIONS
SWANN PLANTATION TOWN HOMES
(REVISED FEBRUARY, 1996)**

1. When moving in, new residents shall have their cartons and other refuse hauled off or break down all cartons and deposit in the dumpster.
2. No lot or condominium unit may be used for anything other than single family residential purposes except as provided in the declaration.
3. Pets are discouraged, but not prohibited. Pets taken outside for any reason shall be leashed and walked off the premises. Should a pet eliminate on the premises, the pet owner shall clean up after it or be subject to fines. Pets may not be left on decks for extended periods of time unattended. No owner may tie his/her pet up outside the unit.
4. The personal property of residents shall be stored within the units. Decks and/or carports shall not be used for storage.
5. Rugs, mops, laundry, etc. of any kind may not be hung or left exposed outside the living unit. Clotheslines are prohibited.
6. 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 bicycles, chairs, tables or any other object of a similar type be stored therein.
7. Any damage to the general common areas or common personal property caused by a unit owner, member of their families, or their guests, tenants or employees, shall be repaired at the expense of the owner.
8. 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.
9. 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.
10. Due to the conditions of the termite bond, firewood must be kept in a metal holder and stored 1 ft. away from the building.
11. 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.

12. 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.
13. No resident 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.
14. Landscaping shall be protected at all times. No owner or resident 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.
15. 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.
16. 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.
17. Trash and garbage is to be placed in plastic bags with tops closed and secured. At no time is trash to be accumulated or stored on decks, landings beneath stairways or in the common area.
18. Drivers are to drive cautiously in common area and obey posted speed signs.
19. Parking is only permitted in assigned spaces, two under your carport, and one directly behind those under your carport. Others may be towed at owners expense.
20. Rules and Regulations which are violated shall be subject to fines as deemed reasonable and necessary by the Board of Directors after the owner has been notified of the violation and given a reasonable period of time to bring his unit into compliance with Rules and Regulations. After notification has been sent, subsequent violations of the same rule will result in a fine being charged for each occurrence. Any owner or resident in violation of the Rules and Regulations may request a hearing before the Board of Directors.

1st Violation

2nd Violation

3rd Violation

Reminder Letter

Warning Letter

Fine as Determined by Board

21. 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

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