

Country Meadows Condo Association updated 02/10/2014

Rules and Regulations

1. Residents are expected to park their cars in their garage or on their driveway. Driving or parking on grassed areas is not permitted.
2. Guests are expected to park their cars in driveways of residents being visited. Temporary street parking is permitted for guests if there is no obstruction of resident driveways or traffic flow.
3. Only licensed passenger vehicles may be parked on any elements of the condominium complex. For a more complete description, see Article 7, Section 7.4 of Country Meadows Declaration.
4. Other than washing, no repairing or maintenance of vehicles may be done on condominium property.
5. Personal possession sales are allowed. However to avoid traffic congestion, such sales must be conducted by appointment only.
6. Garage doors must remain closed unless resident is cleaning or working in that area. However, doors may be kept open no more that two feet from the ground to provide air circulation.
7. Outdoor cooking is prohibited on decks or within ten (10) feet of any combustible materials in accordance with NC Standard Fire Prevention Code #504.8. Grills used on driveways and yards must be stored after use, when sufficiently cool.
8. Residents may keep one pet, cat or dog, with the exception of dangerous breeds such as pit bull or Rottweiler. The pet must be kept on an attended leash at all times when outside the living unit. Any animal waste deposited outside the unit shall be immediately collected and properly disposed of by owner. For a more complete description, see Article 7, Section 7.5.
9. No vegetables or unsightly plants are to be grown in front yards or in foundations or walk areas. Backyard vegetable beds are permitted but must be placed adjacent to buildings. Size and position of vegetable beds must be Board approved.
10. Any change to the outside of a unit, such as a deck, including but not limited to landscaping, must have prior Board approval.
11. Planting of trees, shrubs, and flowers:
 - a. No additional flowerbeds in front yards.
 - b. No invasive plants are permitted.
 - c. Planting of trees or shrubs in the common area must be approved by the Board.The Board will maintain all trees and shrubs in the common area. The Board may

defer to the homeowner if an owner prefers to assume maintenance responsibility. Maintaining flowerbeds and weeding are the responsibilities of the homeowner.

d. Bird baths, bird feeders, statuary, etc that would affect building or ground maintenance must be approved by the Board.

12. Trash barrels are not to be put out for collection prior to 6:00 PM on the day before collection. Trash is to be put on the driveway or street. Do not put trash barrels and bags on lawns. Barrels should be returned to storage as soon as possible.
13. To facilitate entry into a unit in case of emergency, for the purpose of making repairs or to prevent damage to common elements or to another unit, each owner shall deposit with the Board a key that will permit immediate access to his unit. Such keys shall be safeguarded by the Board and utilized only for access as provided by the terms of Article 10, Section 10.5 of the Declaration of Condominium.
14. Any owner who leases his unit must provide the Board of Directors with a copy of the signed lease. See Tab 5.
15. The Board of Directors must be notified in writing of any intention to sell or lease a unit and the unit owner must comply with Article 13 of the Declaration of Condominium. No "For Sale" signs are permitted on common grounds; however a sign no larger than 15" x 19" may be placed in a unit window by an owner or his broker after receiving Board approval.
16. The Board requires that each unit owner have a liability policy of \$100,000. We recommend that the owner supply the Board with evidence of this.
17. Residents and non-residents are not allowed to solicit for charities within the complex.

Updated October 2014

COUNTRY MEADOWS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

See Details in Declaration- Article 7: Namely, "at least one person 55 years of age or older per unit." Rentals-last revision Dec 2002 can rent up to 5 units only (20%). Can have small dish TV antennas. See Insurance sheet- any screened or glassed in decks/porches should be insured by owner in addition to their contents etc. See Ins. Agent.

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2. Guests are expected to park their cars in driveways of residents being visited. Temporary street parking is permitted for guests if there is no obstruction of resident driveways or traffic flow.
3. Driving or parking on grassed areas is not permitted.
4. Only licensed passenger vehicles may be parked on any elements of the condominium complex. For a more complete description, see Article 7, Section 7.4 of Country Meadows Declaration.
5. Other than washing, no repairing or maintenance of vehicles may be done on condominium property.
6. Personal possession sales are allowed; however to avoid traffic congestion, such sales must be conducted by appointment only.
7. Garage doors must remain closed unless resident is cleaning or working in that area. However, doors may be kept open no more than two feet from the ground to provide air circulation.
8. Outdoor cooking is prohibited on decks or within ten (10) feet of any combustible materials in accordance with North Carolina Standard Fire Prevention Code #504.8. Grills used on driveways or yards must be stored after use, when sufficient cool.
9. Residents may keep one pet (dog or cat) which must be kept on a leash at all times when outside the living unit. Any animal waste deposited outside the unit shall be immediately collected and properly disposed of by owner. For a more complete description, see Article 7, Section 7.5.
10. No vegetables or unsightly plants are to be grown in front yards or in foundation or walk areas. Backyard vegetable beds are permitted but must be placed adjacent to buildings. Size and position of vegetable beds must be board approved.
11. Any change to the outside of a unit, including but not limited to landscaping, must have prior Board approval.

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12. **Planting of trees, shrubs and flowers:**
 - A. **No additional flower beds in front yards.**
 - B. **Plants added in front shrub beds cannot exceed the height of existing shrubs and must be maintained by the owner. No invasive plants are permitted.**
 - C. **Side and/or rear plantings against house must be neat and maintained by the owner.**
 - D. **Bird baths, bird feeders, statuary, etc. that would affect contract maintenance charges must be Board approved.**
 - E. **All tree plantings, as well as shrubs and plants positioned away from the immediate side and rear of individual units must be Board approved.**
 - F. **Trees and shrubbery previously planted by the developer and currently in place are grandfathered; however, these must be maintained by the owner at his expense.**
13. **Watering of lawns and landscaping as required will be responsibility of unit owner.**
14. **Trash barrels are not to be put out on driveways or on the road for collection prior to 6:00 P.M. of the day before collection and must be returned to storage as soon thereafter as possible.**
15. **To facilitate entry into a unit in case of emergency, for the purpose of making repairs or to prevent damage to common elements or to another unit, each unit owner shall deposit with the Board of Directors a key which will permit immediate access to his unit. Such keys shall be safeguarded by the Board of Directors and utilized only for access as provided by the terms of Article 10, Section 10.5 of the Declaration of Condominium.**
16. **Any owner who leases his unit must provide the Board of Directors with a copy of the signed lease.**
17. **The Board of Directors must be notified in writing of any intention to sell or lease a unit and the unit owner must comply with Article 13 of the Declaration of Condominium. No "For Sale" signs are permitted on common grounds; however a sign no larger than 15" x 19" may be placed in a unit window by an owner or his broker after receiving Board approval.**
18. **When picking up mail, do not park next to the mailboxes. This is for the safety of all residents.**
19. **Residents are not allowed to solicit for charities within the complex.**