

## RULES AND REGULATIONS

### OLDE TOWNE VILLAGE ASSOCIATION, INC.

As stated in the Bylaws these Rules and Regulations are for the benefit of the majority of owners and they will be enforced to maintain your property values and for the benefit of those owners living here as well! as those absentee owners. Our HOA will strictly enforce these rules and regulations for the benefit of each of you. Any violation of the stated policies will result in a fine of \$30 for the first offense and \$50 each offense thereafter. HOA dues not paid before the 15th of the month will be assessed a penalty of \$5, and the Association will take further collection actions in the form of a lien for assessments 6 or more months in arrears. Lien filing fees will be added to the past due account balances for the subject properties.

### MOTOR VEHICLES

1. Each lot owner is authorized to have two (2) vehicles per household. Vehicle may not be a commercial type or off road with tires not factory designed for vehicle. Large, oversized vehicles 6000 pounds or greater is not allowed. Vehicles must be currently state registered and inspected. Vehicles must be mechanically sound and not leak fluids upon the paving. A motorcycle will count as one of two authorized vehicles. Campers, trailers, and boats are not allowed due to the fact that parking is not available.
2. Speed limit is 5 mph within confines of the subdivision. Speeding is a Rule Violation.
3. Parking. Due to an odd number of spaces in front of each building, you may or may not find parking directly in front of your unit.

### PETS

1. Each lot owner is authorized to have one (1) dog or (1) cat (according to present covenants). Pets should be non-vicious and not exceed 17 pounds. Present homeowners in otherwise good standing with dues paid to date and no other violations may apply for waiver by the Board of Directors. The Board will consider each situation on a one-for-one basis. Keep in mind that we must lawfully protect our covenants. The Board of Directors has the authority to cancel any waiver made by the Board of Directors. The Board of Directors does not have the authority to make any waiver that is against the laws allowed by Cumberland County, City of Fayetteville, or Olde Towne Homeowners Covenants, or Rules or Regulations.
2. Huge and/or vicious dogs or other such animals shall not be allowed on the premises.
3. Poisonous reptiles are not allowed.
4. Pets shall be confined to a leash when exercised. It is a violation not to police up behind your pet/s.
5. No pet shall be left unattended or tied up on the patio; or staked out in the common areas. No pet shall be allowed to be loose on any common area.
6. Pets shall not be allowed to disturb your neighbor by excessive barking, etc.; or obnoxious smells/odors.

### SECURITY

1. No loitering shall be allowed.
2. Tenant co-renting is not allowed.
3. Lot owners are responsible for their guests. Landlords are responsible for proper conduct of tenant occupants and guests.

#### SAFETY

L Patios shall be kept dean and free of flammables, such as trash, gas cans, paint, grease, etc.

2. Gas grill bottles shall not be kept in storage rooms because of the gas flame hot water heater. The storage room must not be a fire hazard to place your neighbor in conceivable harm's way.

#### ARCHITECTURAL CONTROL

1. No exterior painting of home by lot owner is authorized without approval by Architectural Control Committee.
2. A white mini blind or equivalent will show to the outside of windows. Colored blind, shade or curtains are not authorized.
3. Porches and facades should be decorated in good taste and kept policed of cigarette butts, soda cans, trash, etc. Vines and flowers should be kept looking good, properly watered, pruned, and otherwise properly maintained. Water hoses should be rolled up and kept inside of patio.
4. Season displays are great and encouraged. Seasonal displays shall be promptly removed when display purpose is over,
5. For rent or sale signs shall be kept inside the window of the home and shall not be displayed in yards or common areas. Only one sign is allowed.

#### LANDSCAPE

1. Trash should be broken and placed either in the garbage bin or recycle bin.
2. Trash shall not be left to accumulate on porch or patio.
3. Trash of any kind shall not be deposited upon the common areas or your neighbor's yard.
4. Construction workers you hire must haul away construction waste or lot owner must do it. Construction trash may not be placed in the onsite dumpsters.
5. Tires, batteries, or electronics may not be placed in dumpsters.
6. Lot owners must keep their patio free of weeds and undergrowth.

Adopted: 10/1/2012

Revised: 09/06/2023 (Parking rules and penalties for violations and late assessment payments)