

## The Storrington Rules and Regulations

The rules and regulations are used to supplement the Covenants, Conditions & Restrictions (CC&R's). If there is a conflict between the Rules and Regulations (R&R's) and the CC&R's, then the CC&R's will supersede the R&R's. These rules and guidelines are set up to maintain the aesthetic value and integrity of the community on behalf of all owners, and hopefully protect the market value of your investment as well.

- 1) **Rights of Owners:** Owner/Tenant shall not: (A) Obstruct or interfere with the rights of other Owners/Tenants; (B) Perform any activity that creates a disturbance of the peace.
- 2) **Home Rental:** Homeowners are permitted to rent their homes on a long-term lease provided they provide the lessee a copy of the Association's policies before the lease is signed and the homeowner notifies Management Company of the name and contact information of the lessee's. Homeowners are responsible for the actions of their tenants and the payment of Association dues. Homeowner(s) are also responsible for insuring any fines received by tenant are paid by specified date. A short term rental (under a year) is not permitted.
- 3) **Offensive Behavior within the Subdivision:** (Declaration of CCR, Article VI, and Section 3) No injurious or offensive behavior is to be conducted on the streets or in the common area within the subdivision. Furthermore, behavior that creates a nuisance to the community or interferes with its peaceful enjoyment is also prohibited.
- 4) **Conduct of Children:** (Declaration of CCR, Article VI, Section 3) Parents or guardians are responsible for the general conduct of their children at all times. Damage to the common property, clubhouse, tennis court, personal property of other residents is the responsibility of the parent or guardian. Toys, bicycles, etc. should be stored from view at the end of each day. Children are not allowed to loiter in the streets in a manner which obstructs or restricts traffic.
- 5) **Maintenance:** (Declaration of CCR, Article V & VI) Owners/Tenants shall be responsible for the regular maintenance of the exterior of their home. This includes but not limited to, landscape, pressure washing & general maintenance. Weed abatement should be performed on a regular basis and in accordance with city and county ordinances. Mold or the like should not remain on the exterior of the home visible from any street. Driveways should be pressure washed as needed (the removal of oil spills & any type of stains). Flowerbeds must be maintained, the front & side yards (or any portion of the yard visible from the street) should have grass and it should not be higher than 4" & it must be edged along the side walk and the street. Disposal of grass clippings, leaves and yard waste is required. Do not sweep or blow debris into the street or the sidewalk. Any changes or modifications to the exterior of the home, including but not limited to siding, brick, paint color, front door or storm door must be approved by the Architectural Control Committee (ACC) before the work begins. Storm Doors must be a full view glass door and match the front door and shutters of home. ***See Fine Schedule for violation of this rule.***
- 6) **Common Areas:** No activities shall be conducted in any of the common areas, which would reasonably be considered dangerous or increase the rate of insurance costs or jeopardize the insurability of the Association. No loitering around the clubhouse, tennis court or pool. ***See Fine Schedule for violation of this rule.***
- 7) **Retention Ponds:** (Declaration of CCR, Article VI, Section 6) No loitering around the pond. No fishing is allowed in these ponds. The fish are placed there to control mosquitoes. ***See Fine Schedule for violation of this rule.***
- 8) **Signs:** (Declaration of CCR, Article VI, Section 8) No signs visible to the public shall be posted on any of the properties without the prior approval of the ACC. ***See Fine Schedule for violation of this rule.***

The following signs do not require ACC approval:

- a) A standard size sign advertising the property for sale.
- b) A standard garage sale sign limited in size to a maximum 11" x 17" removed no later than 7 hours after garage sale commences.
- c) A standard small door sign to a maximum of 6" x 6" for "No Solicitors."
- d) Public safety signs (i.e. Slippery when wet signs or CPR instructions or a sign indicating a Lot is patrolled by security system or alarm service).
- e) Political/Campaign signs installed 60 days before the election and removed 7 days after the election.
- f) One vendor advertisement sign is allowed at any given time provided the sign is on the homeowner's property, only during the time services are rendered and for no more than eight weeks per project.

- 9) **Flags:** The United States Flag or National Flags recognized as belonging to members of the United Nations or the State of North Carolina Flag can be displayed and does not require the ACC approval. All permanent flagpoles require the prior approval of the ACC. Decorative Flags: The installation and display of a single decorative flag is permitted as long as it is current in theme (i.e.; spring, summer, fall or winter), within 30 days of the holiday and are well maintained. The flag is not to exceed 3' x 4'. All permanent flagpoles require the prior approval of the ACC.
- 10) **Decorations:** Temporary, holiday or seasonal decorative displays for Holiday or Religious purposes are encouraged and do not require the approval of the Architectural Control Committee. Decorations and lighting can be placed no earlier than 35 days before the holiday and must be removed within 35 days after the conclusion of the holiday. *See Fine Schedule for violation of this rule.*
- 11) **Structures:** (Declaration of CCR, Article V Section 1 & 2, Article VII) No additional structures can be used as a place of residence on any lot or street. This includes, but is not limited to tents, shacks, barns, sheds or trailers. Storage Sheds must be approved prior to placement by ACC & if an approved privacy fence does not surround your backyard it must be placed on concrete slab. The shed must be vinyl or wood siding that matches the house color or compliments the house color. No metal, plastic, Rubbermaid sheds are permitted. However, if you have an approved privacy fence, the shed can be made of the aforementioned materials, providing the roof of that shed still compliments the roof of the house (same color) but the approval process for placement still must be adhered to. The shed must be located behind the house if the homeowner/tenant does not have a fence & if the homeowner/tenant has a fence it can be located off to the side. Upon approval the homeowner will receive more detailed specifics in regards to the shed. Any room addition, roof addition, sun room or the like must be approved by the ACC 1<sup>st</sup> & then by the city (if applicable). Obtaining a building permit does not waive the need for committee and board approval. The ACC will not knowingly approve a project which is in violation of the city building or zoning codes. An application **MUST** be completed and signed by each homeowner before their request for architectural change will be considered. To receive an application, contact Prestige Management. *See Fine Schedule for violation of this rule.*
- 12) **Driveways:** (Declaration of CCR, Article V & VI) All driveways shall be concrete & driveway extensions must also be concrete or brick pavers unless a different material has been approved by the Architectural Control Committee. No driveways are to be painted or stained without ACC approval. *See Fine Schedule for violation of this rule.*
- 13) **Mailboxes:** Mailbox post are to be pressure treated wood that can be painted to match the shutters and the front door and storm door (if applicable) of the house without ACC approval. The mailbox needs to be mounted correctly at all times and be in proper working order. The mailbox itself should be black, unless other wise approved by the ACC.
- 14) **Parking:** (Declaration of CCR, Article VI, Section 7) No vehicles are to be regularly parked on any street or street right-of-way in Storrington Subdivision. Exception is given during the time a homeowner is having a party or gathering at their property. No overnight parking for any vehicle on the street is permitted. All drivers are requested to exercise caution when driving within the community to ensure the safety of all residents. Residential speed limit laws of 25 MPH are to be observed at all times. *See Fine Schedule for violation of this rule.*
- 15) **Parking on Lawns or Soft Surfaces:** All vehicles must be parked on the driveway and not on lawns or other soil surfaces of the lot. *See Fine Schedule for violation of this rule.*
- 16) **Fences:** (Declaration of CCR, Article V & VI- Section 8) No chain link fences are allowed. All fences must be a privacy fence at least & at most 6' high. *See Fine Schedule for violation of this rule.*
- 17) **Antennas:** (Declaration of CCR, Article VI, Section 5) Antennas are not to be mounted on the front of any home or along the front half portion of the side of any house. *See Fine Schedule for violation of this rule.*
- 18) **Trash Containers & Firewood:** All rubbish, trash and garbage may be placed out after dusk on the night prior to pick up. All trash containers must be removed by midnight the same day of pick up. All containers shall be stored behind the home or along the side (back half) of the house providing it is behind a fence (not visible from the street). Firewood should be stored only at the rear of the home. It is the responsibility of the homeowner to dispose of any wood that is known to have termites or other insects or is rotted. *See Fine Schedule for violation of this rule.*
- 19) **Recreational Equipment:** (Declaration of CCR, Article V & VI) Basketball goals, trampolines, horseshoe pits, permanent volleyball courts, swing sets, sliding boards, sandboxes and similar items are classified as recreational equipment for the purposes of this guideline. This guideline does not cover temporary volleyball nets, badminton nets or similar items. Portable Basketball hoops must be stored up in the owner's driveway and away from the sidewalk and street at least 8 feet from city right away. The appearance and quality of the backboard and netting shall be well maintained. Basketballs are not permitted to be in the street or adjacent to the street. If found the basketball goal will be picked up and stored for 5 days and there will

be a **\$10 fine for the first offense and \$25 for every additional occurrence**. The basketball goal will not be returned unless the fine is paid & the homeowner/tenant is responsible for picking it up and paying the fine. If not picked up by the end of the 5<sup>th</sup> day, it will be disposed of.

**Appearance:**

Playground & recreational equipment should blend in with the natural surroundings to the extent possible. Fencing must be used to screen playground & recreational equipment from being visibly offensive & to maintain a safe environment for the children. "Visually offensive" shall be judged by the ACC applying a standard of objective reasonableness rather than just subjective views of neighbors.

**Location:**

Dependent on the configuration of each lot, playground equipment should be placed in the rear yard. The location of play areas & of recreational equipment must take into account the impact on adjacent properties, noise concerns, safety concerns & the minimization of any offensive visual impact on neighbors or public areas.

Recreational equipment will also be placed in the rear yard area where applicable (i.e., trampolines). Potentially dangerous items such as trampolines must be located within in fenced areas to prevent access by unsupervised children and anyone for whom the equipment is not intended. **See Fine Schedule for violation of this rule.**

**Vehicles Repair:** (Declaration of CCR, Article VI, Section 3) Minor repairs (oil and tire changes, tune-ups, etc.) are allowed; however, vehicles are not to be left on jacks or blocks or repaired on the premises for longer than ten (10) days. Vehicles with flat tires or are unsightly are to be stored in a garage and are not allowed to be parked on the driveway or elsewhere on the property. Vehicles not in operating condition will be towed and stored at the owner's expense. Owners will be given ten (10) days written notification prior to removal to place the vehicle in operating condition or remove it from the property. **See Fine Schedule for violation of this rule.**

**Licensing:** (Declaration of CCR, Article VI, Section 3) All vehicles not stored in a garage must have a current license plate & inspection sticker and meet the minimum NCDOT requirements for insurance coverage of motor vehicles licensed in the State of North Carolina. **See Fine Schedule for violation of this rule.**

- 20) **Animals:** (Declaration of CCR, Article VI, Section 4) No animals shall be allowed to run at large on property subject to the control of the Association, including but not limited to the common areas, the pool the retention pond and the tennis court. This rule is in addition to any state and local laws and ordinances regarding animals. All animals shall be walked on a leash. No dogs should be permitted to defecate in another homeowner/tenants property or common areas. **If the animal defecates, it will be the responsibility of the animal's owner to clean up the accident and restore the area to its prior condition.** Failing to clean up after your pet in another Homeowners/tenants property or in common areas or in areas managed by the HOA will result in a **\$25 fine for the first offense and \$50 for every additional occurrence**. Homeowners/tenants shall also not leave their animals unattended outdoors. **IF BOTHERED BY STRAY OR LOOSE ANIMALS, CALL 373-2222 AND ASK FOR AN ANIMAL CONTROL OFFICER.** Any member of the Association being aware of a violation of the Animal Regulation by another member of the Association is first encouraged to communicate with the Member and to encourage the member to abide by the regulation concerning animals in common areas, homeowner/tenants property, retention ponds, and pool and or tennis court. **See Fine Schedule for violation of this rule.**
- 21) **No Soliciting:** Should you be bothered by a solicitor, inform the Management Company. There is to be no soliciting in The Storrington Subdivision.
- 22) **Pool & Tennis Court Rules & Regulations:** Refer to separate set of Rules & Regulations for these recreational facilities.
- 23) **Changes:** The Board may make changes to these policies as it deems necessary and holds its Property Management Company responsible for the enforcement of these Rules & Regulations. Any questions should be directed to the Property Management Company for referral to the Board of Directors. A Copy of the current Rules & Regulations is on file in the Property Management Company's office and the website ([www.storringtontoday.com](http://www.storringtontoday.com)) and can be reviewed by homeowners and/or tenants. Owners may copy these rules & regulations for distribution.

Please consult your CC&R's if you have any questions in regard to requirements, restrictions or limitations for The Storrington Community.

In witness whereof, the foregoing Rules and Regulations have been adopted by the Board of Directors on OCTOBER XX, 2009

## Schedule of fines for Storrington Subdivision

All fines are \$25 per week & per occurrence unless otherwise stated for the first occurrence & doubled for the 2<sup>nd</sup> occurrence & beyond.

<b>Landscape Maintenance Violation:</b>	\$25.00 per week/occurrence
<b>Trash Cans</b>	\$20.00/occurrence
<b>Maintenance of Animals</b>	\$25/1 <sup>st</sup> occurrence & \$50 each additional occurrence.
<b>Architectural Violation (Maintenance)</b>	\$25 - \$150/week/occurrence
<b>*Basketball goals</b>	\$10/1 <sup>st</sup> occurrence & \$25 each additional occurrence

*(If the basketball goal is found on the street or adjacent to the street it will be picked up and stored for 5 days and there will be a \$10 fine for the first offense and \$25 for every additional occurrence. The basketball goal will not be returned unless the fine is paid & the homeowner/tenant is responsible for picking it up and paying the fine. If not picked up by the end of the 5<sup>th</sup> day, it will be disposed of.)*

<b>Quiet Enjoyment (Nuisance)</b>	\$25/occurrence
<b>*ACC Application Violation</b>	\$50/week/occurrence

*(An ACC application must be submitted and approved in writing before any architectural improvements can be made. If the application is not submitted and approved prior to commencement of the work, fines can be imposed from the day work began, after the appropriate notice and hearing.)*

This above list is not complete or comprehensive. All other violations not listed or specified above will result in reasonable fines up to \$150/week. The payment of any and all legal fees and costs incurred by the Association to enforce violations or collect fines shall be the responsibility of the homeowner.

Homeowners are responsible for damage caused to the common area. It is the homeowner's responsibility to inform their tenants of the rules and regulations. The homeowner is responsible for any common area damaged caused by the tenants.

### Procedure

- First Violation:** A courtesy letter citing the specific violation(s) and requesting correction of said violation(s). Homeowner/tenants have five (5) days to correct unless otherwise specified and ten (10) days to pay the respective fine.
- Second Violation:** A letter sent requesting the homeowner to appear at a hearing before the Board of Directors (or their appointed designees) to address the cited violation(s). The letter will identify the nature of the violation(s), date, time and location of the hearing. If the homeowner fails to appear at the hearing or provide written evidence on his/her behalf, a monetary penalty will then be imposed against the homeowner. The Board of Directors will notify the homeowner, in writing, of its decision.
- Continuing Violation:** The Board may impose a continuing monetary penalty, assessed on a weekly basis, without additional notice or hearing, until the infraction or violation has been remedied. (A continuing violation is a violation of an ongoing nature which has not been corrected.)
- Repeat Violation:** Hearing Letter to Homeowner.
- (A repeat violation occurs when a person violates the same provision of the Association's governing document more than once and has already been given the appropriate warnings and hearing. A repeated violation will result in an immediate doubling of fines.)

There may be a repeat, continuing violation, in which case fines (which have been doubled) will be assessed on a weekly basis until the violation is corrected.