

# Camden Villas at Mid South Club Community Polices and Guidelines

## Rules and Regulations

(Revised September 9, 2018)

Camden Villas is a condominium community governed by Chapter 47C of the North Carolina General Statutes and described in the Declaration of Camden Villas at Mid South Condominium, filed and recorded on February 25, 2008, at the Office of the Register of Deeds for Moore County, North Carolina. The *DECLARATION* creates restrictions (Article III Section 2), covenants, and easements providing for, promoting, and preserving the values of *UNITS*, the *LIMITED COMMON ELEMENTS*, and the *COMMON ELEMENTS*. In accordance with Article III, Section 2, paragraph (p), the Board of Directors has adopted the following rules and regulations “to promote harmony, to serve the best interests of the *UNIT OWNERS*, as a whole, and the Association, and to protect and preserve the nature of the *CONDOMINIUM* and the *CONDOMINIUM PROPERTY*.” Terms defined in the *DECLARATION* are in italicized print (see Appendix A). These Rules and Regulations supplement the restrictions in the *DECLARATION* as amended.

Violations of the Rules and Regulations set forth herein may result in warnings and fines as set forth in the document titled Camden Villas at Mid South Unit Owners Association Violation Policy and Fine Schedule, revised May 17, 2017.

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## **I. COMMON ELEMENTS**

### **A. Roads and Drives**

The speed limit for all roads and drives within Camden Villas is 15 miles per hour. Reckless driving, excessive speed, and driving or parking on lawn areas are prohibited.

### **B. Parking**

#### 1. Automobiles

a) All parking by Owners or guests must be: (1) within the garage; (2) in the Limited Common Area in front of the Unit’s garage door; (3) in the parking spaces at the Clubhouse parking area, or (4) on the side drive in a manner so as not to block any other Occupant’s access to the garage or street. No vehicle may be parked in the Clubhouse parking areas for more than forty-eight (48) consecutive hours without

prior approval from the Board of Directors. Vehicles parked for more than 48 consecutive hours are subject to being towed at the vehicle owner's expense.

b) Guests who are parking in *Common Element* areas should display the following information on the front dashboard, legible and clearly visible from outside the front windshield: (1) name of driver; (2) name of Unit Owner or Occupant being visited, and (3) contact phone number.

c) No vehicle shall be parked in a manner that blocks any street or driveway, or the ingress or egress to any garage other than the garage belonging to the Owner.

d) Inoperable vehicles (flat tires, expired license tags, etc.) or vehicles that cannot be identified as belonging to an Owner or Occupant, which are parked in any *Common Element* or *Limited Common Element* area for more than 48 consecutive hours may be towed off the premises at the vehicle owner's expense.

e) No repair work is permitted on vehicles in *Common Element* or *Limited Common Element* areas except for short-term emergency work (flat tire, battery charge, etc.).

## 2. Vehicles Other Than Automobiles

a) No trailers, campers, boats, motor homes, other large vehicles or unsightly equipment may be parked or stored on any lot, driveway, street, or area without approval from the Mid South Security Office. Upon approval, such vehicles must be parked or stored following directions from that office.

b) Parking of any such vehicle that blocks any street or driveway, or the ingress or egress to any garage other than the garage belonging to the Owner is prohibited. Commercial moving vans, when conducting contract business, and commercial trucks when in the area to perform service or repair work are an authorized exception to this restriction.

## C. Community Center (Clubhouse)

1. The Clubhouse is for the private use of the Owners. It is available for rental *by Owners only*, for non-profit parties or meetings. Specific rules related to rental of the Clubhouse are listed in the Clubhouse Rental Rules and Rental Agreement, which are incorporated and made a part of these Rules and Regulations. Owners must sign the Rental Agreement and abide by the Clubhouse Rental Rules for parties or meetings they host.

2. *Unit Owners* must sign the reservation book before and after using Clubhouse facilities.

3. *Unit Owners* and any guests over 18 must sign a waiver agreement prior to use of Clubhouse exercise equipment. The waiver form is in the reservation book in the Clubhouse. Completed and signed waiver forms shall be left in the reservation book.

4. Guests under age 18 are not permitted in the clubhouse exercise room.

## **D. Landscaping and Flowers**

1. *Common Elements* landscaping, including watering and maintenance, is the responsibility of the Home Owners Association (HOA). Flowers or decorative items are NOT permitted around any tree, as trees are considered part of the *Common Elements*.

2. The Board of Directors must approve the planting of new shrubs and plants, including new planting beds, in *Common Element* areas. Variance requests are to be written and submitted to the Board of Directors for approval. New plants will become the property of the HOA, and the HOA will provide future maintenance of approved new plantings.

## **E. Other *Common Element* Restrictions**

1. Items strictly prohibited in *Common Element* areas include but are not limited to: yard signs, statues, yard or lawn ornaments, artificial flowers, ornamental rocks or stones, holiday decorations, swing sets, laundry poles or clotheslines. Laundry (including swim suits, towels, rugs, etc.) may not be hung over any patio fence or bushes.

2. No trees or shrubs may be planted, transplanted or removed without prior written approval of the Board of Directors.

## **F. Pets**

1. Restrictions regarding animals are covered in the *DECLARATION* (see Amendment 8, Article II).

2. All pets shall be restrained on a leash when outdoors. A responsible individual shall supervise pets at all times when outdoors. Such individuals shall be responsible for the immediate cleanup of all pet litter, and the litter may NOT be stored outside until disposal.

3. No pet shall be tethered in the lawn of the *Common Element*.

## **G. Unit Exterior Surfaces**

1. No alterations, additions, fences, walls, patios, decks, etc. may be made to the exterior surface of the building without the prior written approval of the Board of Directors.

2. Nothing may be hung, displayed, affixed to, or placed upon any part of the *Common Element* or *Limited Common Element* areas (including exterior walls, doors, fences, patio or roof) without the written approval of the Board of Directors. Prohibited items shall include but not be limited to signs, mounted hose reels, awnings, canopies, shutters, antennae, satellite dishes, ornaments.

3. Storm doors may be added at the Owner's expense using only the approved design and color. Specific information regarding approved storm doors may be obtained from the Board of Directors.

4. Wreaths may be hung on the front doors of units using a special-purpose hanger or other method that does not damage the door. Any other decorations must be approved by the Board of Directors.

## **H. Windows**

While windows are defined as part of the *Unit*, the *Visible Areas* restriction of the *DECLARATION* (repeated in Appendix A hereto) places limitations on any items that are visible from the *Common Elements*.

## **I. Garage doors**

Garage doors are to be kept down except when actively in use by the Owner or Occupant. The doors may be raised 12 inches off the ground for circulation.

## **J. Holiday Decorations**

1. Christmas lights and decorations are permitted on building exteriors provided the decorations do not damage the building, gutters, or siding. Window wreaths are acceptable if attached in a manner that will not damage the window glass (e.g., 3M Command brand hangers, suction cups). Decorations may not be displayed before Thanksgiving Day and must be removed no later than January 7th of the following year.

2. Other holiday decorations must follow the same placement and damage prevention guidelines as above and may be displayed as seasonally appropriate.

3. Any damage to the exterior of the Unit resulting from the attachment of decorations shall be repaired, and the cost shall be the responsibility of the *Unit Owner*.

4. Questions about decorations should be addressed to the Board of Directors.

## **K. Sun Tunnels**

It is the Unit Owner's responsibility to maintain and repair sun tunnels in their Units. Unit Owners must request written authorization from the Board of Directors for installation of sun tunnels that are not part of the initial construction.

## **L. American Flags**

The American Flag may be flown or displayed following normal flag protocol (see [usaflag.org](http://usaflag.org) or [flagetiquette.html](http://flagetiquette.html)) provided that such American Flag does not exceed three

(3) feet by five (5) feet in size. The flag may be flown or displayed on the street side or the private-drive side of the Unit.

### **M. Solicitation**

Solicitation by any commercial enterprise is prohibited within the community.

### **N. Sales**

Sales are prohibited, including garage sales, yard sales, estate sales.

### **O. Trash/Recyclable Collection**

1. Mid South Property Owners Association regulations require that trash containers not be set out prior to 6:00 PM the day preceding collection and that the containers must be picked up and put away by 9:00 PM on the day of collection. Only trash containers with lids, recycle bins or securely tied plastic bags are permitted for trash disposal or recyclable collection.

2. Trash containers and recyclable bins must be kept inside the garage at all other times. Occupants are responsible for cleanup of trash spillage from their containers.

### **P. Utilities**

1. Owners are responsible for maintenance and payment of their own utilities, including but not limited to gas, electricity, water and sewage, cable television (any service above basic), and telephone.

2. Owners are responsible for arrangements to initiate service on the date of possession and to cancel service as necessary.

## **II. LIMITED COMMON ELEMENTS**

*Limited Common Elements* are intended for the exclusive use of individual Unit Owners. Nevertheless, the appearance of the *Limited Common Areas* affects all the residents of the community, and so *Limited Common Elements* should be maintained in a tasteful manner. *Limited Common Element* areas must not be used as storage areas. Portable outdoor property, including folding lawn chairs, bicycles, garden tools, etc., must be stored inside the garage when not in use.

### **A. Patios**

Patios in particular are visible to either the street or the golf course and deserve particular attention.

1. Patio furniture, generally below the level of the fence or bushes, must be in keeping with the quality and complement the color palette of the *Unit*; Owners have discretion regarding colors and patterns for patio furniture (but see paragraph 2 below regarding patio umbrellas). Damaged or broken furniture must be removed promptly.

2. Patio umbrellas are generally more visible. Therefore, approved colors for patio umbrellas have been selected to complement the color palette of the Units. Owners and occupants who use patio umbrellas must use umbrellas in the following colors only: brown, tan, hunter green, brick red, earth tones. Umbrellas should present as a solid color without designs; texture patterns are acceptable.

3. Patio umbrellas should be kept closed when Owners or Occupants are not present to prevent damage to the *Unit* or *Limited Common Elements*. Umbrellas should not be left open overnight.

4. Attractive storage containers that are not visible over the height of fences or bushes may be used on the patio.

## **B. Holiday Decorations**

1. Christmas lights and decorations are permitted on porches, patio areas, adjacent shrubs, and in *Limited Common Elements* provided the decorations do not damage the *Limited Common Elements*. No decorations may be displayed in *Common Elements* other than *Unit* exteriors (see Section I.J. above). They may not be displayed before Thanksgiving Day and must be removed no later than January 7<sup>th</sup> of the following year.

2. Other seasonally appropriate holiday decorations and colored lights in *Limited Common Element* areas must follow the same placement and damage prevention guidelines as above.

3. Any damage to the *Limited Common Element* resulting from decorations shall be repaired, and the cost shall be the responsibility of the *Unit Owner*.

## **C. Landscaping and Flowers**

1. Flowers and shrubs may be planted directly below the sunroom (Carolina room) windows for quad or duplex *Units* or beside front patios or street-side windows for cottage-style single *Units*. For *Units* on West Chelsea that do not have a sunroom, flowers may be planted or displayed in pots along the wall by the front door and the walkway to the garage. Small, decorative items may also be displayed in the same areas. Patio blocks or stepping stones and potted plants may be placed in the area directly in front of the door of quad or duplex *Units*, between the shrubs.

2. Decorative arrangements of flowers and ornamental grasses contained in pots (e.g., dish gardens) may be displayed on the fence or wall surrounding the patio.

The arrangements must be maintained in a healthy manner, and dead plants must be removed.

3. Maintenance of all plants in *Limited Common Element* areas is the responsibility of the *Unit Owner*. Flowers that are not maintained in good health must be removed by the Owner. Flowers and seasonal plants are to be removed at the end of the growing season. If unaddressed, the cost of removal will be billed to the *Unit Owner*.

4. Trellises are allowed in *Limited Common Elements*, provided they are not attached to the building and that the flowers or plants climbing the trellis do NOT attach themselves to the building. Trellises should not block a significant portion of any window.

5. Edging or borders along *Unit* sidewalks may be added to retain the mulch at the Owner's expense. Specific information about approved edging or borders for sidewalk areas may be obtained from the Board of Directors.

6. For those *Units* that have a designated area between the garage doors, flowers, small bushes or flowers in pots may be planted. Approved brick borders may be added to contain mulch in this area.

7. Single homes with designated areas may add edging or borders to prevent spreading of mulch into grassy areas, provided that the borders do not prevent the landscape service from performing contract responsibilities or alter service requirements (e.g., add requirements for trimming). Specific information about approved edging or borders may be obtained from the Board of Directors.

8. While potted plants are allowed on *Unit* sidewalks and walkways, they may not impede emergency or other access to the *Unit* in any way or interfere with the landscape service's ability to perform contract work.

## Appendix A

### DEFINITIONS

#### DEFINITIONS FROM DECLARATION OF CAMDEN VILLAS AT MID SOUTH CONDOMINIUM

*COMMON ELEMENTS* means all the *CONDOMINIUM PROPERTY*, except that portion described in this Declaration as constituting a *UNIT* or *UNITS* and is that portion of the *CONDOMINIUM PROPERTY* constituting “common elements” of the Condominium under the Condominium Act (Chapter 47C of the North Carolina General Statutes).

*CONDOMINIUM* means the condominium regime for the *CONDOMINIUM PROPERTY* created under and pursuant to the Condominium Act.

*CONDOMINIUM PROPERTY* means the tract of land hereinafter described as being submitted to the Condominium Act, all buildings, structures, and improvements situated thereon, and all easements, rights and appurtenances belonging thereto.

*DECLARATION* is the instrument by which the *CONDOMINIUM PROPERTY* is submitted to the provisions of the Condominium Act.

*LIMITED COMMON ELEMENTS* means the *COMMON ELEMENTS* serving exclusively one *UNIT* or more than one but less than all *UNITS*, the enjoyment, benefit or use of which are reserved to the lawful occupants of that *UNIT* or *UNITS*.

*OCCUPANT* means a person lawfully residing in a *Unit* regardless of whether or not that person is a *Unit Owner*.

*UNIT(S)* mean that portion or portions of the *Condominium Property* designated for separate ownership or occupancy, whether or not contained solely or partially within a building, together with its percentage of undivided interest in the *Common Elements* as set forth on Exhibit C. Each Unit is designated and delineated on the Plat and Plans of the Condominium under the provisions of the Condominium Act.

*UNIT OWNER(S)* mean that person or those persons owning a fee simple interest in a *Unit* or *Units*.

*Visible Areas* – Nothing shall be caused or permitted to be hung or displayed on the outside or inside of windows (except interior inoffensive drapes, curtains, or louvered blinds which, from exterior observation, must be white, beige or gray, or as otherwise authorized by the Board) or placed on the outside walls of a building or otherwise outside of a *Unit*, or any part thereof. Subject only to such federal, state and local laws and ordinances as may lawfully impose limitations on this provision, no awning, canopy, shutter or television or citizens’ band or other radio antenna or transmitter, or any other device or ornament, shall be affixed to or placed upon an exterior wall or roof or any part thereof, or the exterior of any door or window, or in, on, or over a patio porch or balcony, visible to the exterior, unless authorized by the Board.