

Camden Villas at Mid South Club Community Polices and Guidelines

Rules and Regulations (Revised May 6, 2024)

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 in Book 3374, Page 524 on February 25, 2008, as amended and supplemented, 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.” These Rules and Regulations supplement the restrictions in the DECLARATION as amended.

COMMON ELEMENTS – Article VI Section 1. All of the Condominium Property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or on the Plat and Plans as a part of a Unit, are Common Elements.

LIMITED COMMON ELEMENTS – Article VI Section 2. Those portions of the Common Elements that are labeled or designated “limited common elements” on the Plat and Plans or herein are Limited Common Elements. In the case of each unit this area consists of a contiguous fenced-in patio and other improvements within that patio. Limited Common Elements (Designated Areas) also include the areas between the garage doors and around the sunroom (Carolina Room) for quad or duplex units and in front of porch areas and street-side windows for single homes.

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 6, 2024)

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) on the side drive (area located beyond the designated Owner's drive) in a manner so as not to block any other occupant's access to the garage or street, or (4) in the parking spaces at the Clubhouse parking area. 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) 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. Emergency vehicles turnaround area is located at the end of West Chelsea.

c) 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.

d) 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 the POA Management Company.

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 use 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 fill out and sign the use agreement and abide by the Clubhouse Rules. The signed agreement must be given to the HOA President. Owners must be in attendance when using the Clubhouse.

2. Unit Owners must sign the reservation book before and after using the Clubhouse facilities. Unit renters are not permitted use of the Camden Villas Clubhouse.

3. Unit Owners 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 and must be accompanied by the Unit Owner when in the great 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. No trees or shrubs may be planted, transplanted or removed in Common Elements without prior written approval of the Board of Directors.

3. 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

Items strictly prohibited in Common Element areas include: yard signs, statues, yard or lawn ornaments, artificial flowers, bird feeders, bird houses, ornamental rocks or stones, and holiday decorations. Laundry (including swim suits, towels, rugs, etc.) may not be hung over any patio fence or bushes.

F. Pets

1. The Board, in its discretion, may authorize permission to maintain no more than one pet with a mature weight not in excess of seventy-five (75) pounds in any unit. The Board may also authorize permission to maintain two pets, provided that (1) the two pets are either dogs or cats, (2) the two pets have a combined mature weight not in excess of 100 pounds (3) those pets are owned by the Unit Owner at the time of commencement of occupancy of a Unit, (4) the maintaining of animals shall be subject to such rules and regulations as the Board may deem necessary. Further restrictions are covered in the DECLARATIONS (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.

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, fences, patio or roof) without the written approval of the Board of Directors. Prohibited items shall include signs, awnings, canopies, antennae, satellite dishes, and ornaments. Hose storage containers are permitted on the driveway beneath the water faucet.

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 (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, or over a patio porch or balcony, visible to the exterior, unless authorized by the Board.

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 to 18 inches off the ground for circulation.

J. Sun Tunnels

It is the Unit Owners 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.

K. American Flags

The American Flag may be flown or displayed following normal protocol (see usaflag.org or flagetiquette.html) provided that such American Flag does not exceed three (3) feet by five (5) in size. The flag may be flown or displayed on the street side or the private-drive side of the Unit. Vertical flag poles are permitted in the area designated as Limited Common Element but not to exceed eight (8) feet high.

L. Generators

1. Portable generators are permitted but must be kept inside the Unit Owner's garage unless operational.
2. Permanent generators are not permitted.

M. Solar Panels

Solar Panels are not permitted.

N. Solicitation

Solicitation by any enterprise is prohibited within the community.

O. Sales

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

P. Trash/Recycle 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 and recycle bins 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.

Q. 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, and telephone.

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

I. 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.

A. Patios

Patios are visible to either the street or the golf course and deserve particular attention. Portable outdoor property including, but not limited to, folding lawn chairs, bicycles, garden tools, etc., must be stored inside the garage when not in use.

1. Patio furniture 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. 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; cream, beige, hunter green or light tan. Umbrellas should present as a solid color without designs or textured patterns.

3. Patio umbrellas should be kept closed when Owners or Occupants are not present to prevent damage to any 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. Residents may display holiday decorations if the decorations are of reasonable size and scope and do not disturb other residents. Window wreaths/decorations are acceptable if attached in a manner that will not damage the window glass (e.g. 3M Command brand hangers, suction cups), but must be displayed on Limited Common Property windows only.

2. Holiday decorations may only be displayed on Limited Common Elements, which are intended for the exclusive use of Individual Unit Owners. Limited Common Elements (Designated Areas), which are the areas between the garage doors, around the sunroom (Carolina Room), for quad or duplex units and in front of porch areas and street-side windows for single homes. No decorations are permitted on Common Elements which are all other areas outside of each unit.

3. Any damage to the Limited Common Elements (Designated Areas) 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 in front of porch areas or street-side windows for single Units. For Units on West Chelsea that do not have a sunroom, flowers may be planted or displayed in pots on the patio. 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.

2. Decorative arrangement 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.

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, small bushes or flowers are also acceptable in this area. Esthetically appropriate borders may be added to contain mulch in this area with Board approval.

7. Single homes with designated areas may add approved 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.

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 or violate the terms of any easement in the Declaration.

II. CAMDEN VILLAS AT MID SOUTH UNIT OWNERS' ASSOCIATION VIOLATION FINE SCHEDULE

A. Violations of the general COMMON ELEMENTS (A, B, C, E, F, I, K, I, N, O, P) and LIMITED COMMON ELEMENTS (A, B) found in the Camden Villas Rules and Regulations will be addressed by a.....

1. First written Notice/Warning Letter that will be sent to the resident requesting compliance with the Rules and Regulations. A reasonable timeline for compliance will be agreed upon by the resident and Board or Management representative.
2. Upon the expiration of the agreed upon timeline, a second infraction of the same Rule and Regulation will result in a fine of \$100.00. All subsequent violations will result in a weekly fine of \$250.00.

B. Violations of the general COMMON ELEMENTS (D, G, H, J, M)) and LIMITED COMMON ELEMENT (C) found in the Camden Villas Rules and Regulations will be addressed by a.....

1. First written Notice/Warning Letter that will be sent to the resident requesting compliance with the Rules and Regulations. A reasonable timeline for compliance will be agreed upon by the resident and Board or Management representative.
2. Upon the expiration of the agreed upon timeline, should the violation not be corrected the Board or Management Company will assume correction of the structural, mechanical or horticultural violation and bill said resident for costs in accordance with Article XV of the Declaration.

C. Failure to pay fines or correction costs will result in a lien being placed upon the resident's property with notification of the residents right to appeal to local or state jurisdictions.

D. Late Payment of Dues – A first notice warning letter will be sent. The letter will include a timetable for compliance and a schedule of fines to be assessed.