

RULES AND REGULATIONS FOR SOUTHERN PINES, A CONDOMINIUM

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the limited common elements, and the units within the Condominium shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules & Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

Violations should be reported, in writing, to the Board of Directors of the Association. Violations will be written to the attention of the violating unit owner and lessee. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take the appropriate action. Unit owners are responsible for compliance by their lessees and their guests with the following Rules and Regulations:

1. OCCUPANTS/RESIDENTS

All persons 18 years and older must apply and be approved PRIOR to move in. Any visitor, significant other, staying 14 days accumulative (during the length of your one year lease), is considered an unapproved tenant. Failure to report such occupants to the office could result in a fee for the violation and possible immediate termination of lease and/or eviction.

2. NOISE

Radios, televisions, and other instruments which may create noise should be turned down to a minimum volume between the hours of 9:00 p.m. and 7:00 a.m. (per the Winter Garden noise ordinance). All other noises, such as bidding good night to departing guests, walking heavily down stairs, slamming doors, vacuuming and washing/drying clothes should be avoided during these hours.

3. OBSTRUCTIONS

The sidewalks and all entrances shall not be obstructed in any manner. Only one mat is allowed outside of doors. No plants, carts, bicycles, strollers, chairs, tables, garbage cans, ashtrays, ornaments, rocks, or other objects are allowed. No sign, notice or advertisement shall be inscribed or exposed on any window or any part of the Condominium, nor shall anything be projected out of any window

or door of the Condominium. No radio or television aerial antenna shall be attached to, or hung from, the exterior of the Condominium or the roofs thereof.

4. CHILDREN

Children shall be the direct responsibility of their parents and/or legal guardians, including full supervision of them while playing within the Condominium property and including full compliance of the Rules & Regulations of the Association. All children under the age of 16 shall be accompanied by a responsible adult when entering or utilizing any of the amenities. If they are not accompanied by an adult, they will not be allowed to enter the amenities and will be sent home by staff or Access Control Guard.

5. DESTRUCTION OF PROPERTY

Neither unit owners, nor their family members, lessees, guests, or contractors shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage. Residents that destroy/damage any part of the amenities will be subject to loss of privileges.

6. EXTERIOR APPEARANCE

The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association. No awnings, window guards, light reflective materials, ventilators, fans or air conditioning devices shall be used in or about the Condominium. No windows shall be tinted, and installation of drapes or curtains visible from the exterior of the Condominium shall have white or off-white, black out type liners used.

7. SIGNS

There shall be no "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium windows. There shall be no signs exhibited or displayed on any vehicles for any home based businesses, vehicles for sale, products, or any sales of such products or business services whatsoever.

8. CLEANLINESS/TRASH

All refuse, waste, bottles, cans and garbage etc. shall be securely wrapped in plastic bags and placed for collection at the garbage receptacle at the front of the

community. Do not leave poop bags in front of your units or on the landscaping. Cigarette butts should be disposed in the proper container within your unit and not within the common elements of the community. This includes pavement and landscaping. Refrain from leaving fast food bags in parking lots. Ensure that when you place your trash on top of your vehicle and drive it to the front, that it does not fall to the ground. Household trash should not be thrown inside dog poop stations, mailbox trash bins or car wash trash bins.

9. WINDOWS DOORS

Plants, pots, receptacles, and other movable objects must not be kept, placed or maintained on ledges of windows or doors. No objects shall be hung from window sills except on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day. Owners may display in a respectful way, portable, removable official flags, not larger than 4-1 Y2 feet by 6, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any provisions of the Declaration of Condominium or the Rules and Regulations dealing with flags. All window treatments shall be in good repair. Unit owners and or lessees shall not throw cigars, cigarettes or any other object from doors or windows. No barbecue grills, gas or fuel accelerants permitted. Barbecuing is permitted solely in the area near the pool.

10. BICYCLES

There are no designated areas for bicycles. Therefore, they must be stored inside the units or in garages. No bicycles should be left outside or tied to trees or light poles or parked in the clubhouse common areas near the pool.

11. ATTIRE

Unit owners, their lessees, their family members and guests are required to use the amenities only in appropriate attire. Appropriate attire includes shoes, shirts, slacks, or shorts. No wet (or dry) bathing suits allowed in clubhouse, basketball/racquetball court, fitness center and childcare area (kiddie room).

12. PLUMBING

Common water closets and other common plumbing shall not be used for any storage purposes. No sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be thrown therein. Grease and other foreign substances must not be thrown down the drains. The cost of any damage resulting from misuse shall be borne by the unit owners.

13. SOLICITATION

There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever.

14. EMPLOYEES

Employees of the Association shall not enter any unit for any purpose except as may otherwise be permitted by law, owner, and /or the Board of Directors. No unit owner shall direct, supervise, or in any manner, attempt to assert any control over the employees of the Association. Employee shall enter units for emergencies, and / or mandatory inspection.

15. MOTOR VEHICLES

****IMPORTANT****

****PLEASE OBSERVE THE POSTED SPEED LIMIT. IT MUST BE OBEYED!!!!**

****PLEASE DO NOT PARK IN HANDICAPPED PARKING SPACES UNLESS YOU HAVE A PROPER HANDICAPPED STICKER.**

Only two (2) vehicles are allowed per unit. No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, shall be parked in such a manner as to impede or prevent access to another parking space. You must park in the middle of the two white lines close to the bumper. All unit owners, lessees, family and guests shall obey the parking regulations posted at the parking areas, and any other traffic regulations in the future for the safety, comfort, and convenience of the unit owners and lessees.

Any motor vehicle which cannot operate on its own power shall not remain within the Condominium Property for more than (12) hours, and no repair of vehicles, EXCEPT for emergency repairs, shall be made within the Condominium Property. Motor vehicles should not leak oil so as to damage our asphalt. No motor vehicle shall have a "For Sale" sign posted on the window or any writing on the window indicating such sale. Vehicles should not have visible signage that would designate it is used for business purposes (ladder racks, open pickups with tools of the trade, etc.)

Washing and waxing of motor vehicle shall be limited to the Car Wash area. Flat tires must be repaired immediately and must not be left on jacks, blocks, or flat on the ground. As a security measure, all automobile doors should be locked. All vehicles must have current registration and license plates, presented to the office.

Any changes in vehicle tags, vehicles, and registrations must be reported to the office. Each vehicle must have a Southern Pines tag, and visitors must have a visitor's tag at all times that coincides with your current updated lease. Unregistered vehicles and expired tags will be considered abandoned and will be subject to towing at the owner's expense. No trailers of any sort, e.g. utility, motorcycle, boat, car, etc.

16. TRAFFIC

Please be reminded of the posted speed limit. Obeying traffic signs within the community is a **MUST** for the safety of our residents. (This means stopping completely at the STOP signs, and driving slowly throughout the community!) When using the traffic lane to throw garbage in dumpster, you must exit the property and re-enter / Do not make a U-TURN into the outgoing exit lane!

17. FIRE DOORS

Unit owners, lessees, and their families or guests shall not use the fire doors for ingress or egress, except in emergency situations. This includes the emergency doors in the basketball court.

18. AMENITIES

All unit owners forfeit the use of ALL AMENITIES when units are leased. All amenities are for the sole use of Southern Pines residents and guests. Guests must be accompanied by a resident **AT ALL TIMES**.

A. SWIMMING POOL/SPA

- Unit owners, lessees and their guests using the swimming pool do so at their own risk. They shall obey the posted rules.

- Unit owners and lessees are allowed up to three (3) guests per unit. No exceptions.

- Pool hours are 8:00 a.m. until 5:30 p.m. in winter, 8:00 a.m. until 8:30 p.m. during summer months (Spring and Fall months?).

- Children who cannot swim must be accompanied by an adult.

- Children that are not potty trained must wear "swimmers" (diapers)

- All persons must shower before entering the pool.

- Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
- Inflatable floats or other items of a similar nature, other than swimming aids, are not permitted in the pool.
- Animals are NOT permitted in the general swimming pool area.
- Running, jumping, diving or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
- No bicycles, skating, or skateboarding allowed on pool deck.
- Food is not to be consumed poolside. No glass containers allowed poolside.
- If suntan oil is used, a beach towel must be used to cover pool and patio furniture.
- For the safety of everyone, time should be limited in the Jacuzzi. The common medical opinion is that it is dangerous for children and elderly to be in the Jacuzzi (see posted rules.)

B. FITNESS CENTER

- Owners/lessees are limited to only one (1) guest per unit. Guests must be accompanied by a resident at all times.
- No children are allowed near any of the equipment. Children should be in designated kiddie room only.
- Proper attire is required at all times. Shirts and athletic footwear must be worn when using equipment.
- Blinds must be kept open at all times for the safety of our residents.
- Do not touch the thermostat.
- No glass bottles allowed in the workout room. Only water is permitted in the fitness center. No other food or beverages are permitted!
- KIDS PLAY ROOM: if your children are playing in this area, be sure you pick up after them.

- Fitness Center shall be used for PERSONAL USE ONLY. Business use, for profit, is not permitted.

C. TENNIS COURT

- Courts are locked at all times. See office or guard for entry.
- No rollerblading, skateboarding, bicycling or any other equipment that will harm the courts surface is allowed.
- No pets allowed in or near court area.
- Only three (3) guests per unit and all must be accompanied by a resident.
- Children 16 and under should be accompanied by an adult.
- No glass containers allowed on tennis court.

D. VOLLEYBALL COURT

- Play at your own risk.
- Please follow posted rules.

E. BASKETBALL COURT/RACQUETBALL COURT

- Only three (3) guests per unit are allowed and must be accompanied by a resident at all times.
- Playing should be limited to (1) one hour when others are waiting to play. - All residents should provide identification to the Access Control Guard or as requested by staff.
- No pets allowed in building, except for service animals.
- No glass bottles are allowed on the courts.
- Owners/lessees are responsible for any damage caused to the court.

F. THEATRE ROOM

- Reservations for this room must be made with the office or the Access Control Guard

- Bring your own movie. Beware the surround sound; theatre seats will shake.
- If the room is in use, please do not open the door.
- Limit your time to (2) two hours in consideration of others.
- Sign board in front of theatre doors.
- Do not let children play with remotes.
- Maximum persons in room is 7. No more!
- Management reserves the right to prohibit admission.
- Guests must be accompanied by a resident at all times.

G. BUSINESS CENTER

- Children under 16 should not be on the computer unless accompanied by parent.
- No playing on computer chairs.
- Bring your own paper.

H. GAME ROOM

- Children under 16 not allowed to play on pool table.
- No food or alcoholic beverages allowed.
- Be considerate of others waiting to play and others using computer lab.

I. CHILDREN'S PLAYGROUND

- Adult supervision is required at all times.
- This area is for the enjoyment of children under age 12.
- Management does not warranty safety of any person while using this area.
- Pets are prohibited in this playground.
- Do not throw dog poop in trash in this area.

J. CAR WASH

- This area is for the sole use of registered personal vehicles of residents(non-commercial); and not for use of family members or friends visiting.
- No mechanics/oil changes should be performed in car wash area.
- Turn water OFF after use. Hang up hose in appropriate place.

K. BBQ AREA

- This area is for use by Southern Pines owners/lessees only.
- This area can be used anytime during the hours of 8 a.m. until 10 p.m.
- Reservations for special events must be made with staff in advance for
- Guests of 8 or more. Limit is 20.
- Area must be left cleaned; trash must be disposed of at the front dumpster.

19. PEST CONTROL

All unit owners and lessees shall have their own pest control company to exterminate the inside. The association is solely responsible for pest control in the common areas of the condominium property.

20. PETS

All pets living within the Condominium must be registered with the management office. This registration process (costing \$50) shall include the Association having the animals weighed and also obtaining DNA samples. The DNA samples can be used by the Association for enforcement purposes as well as any other purpose deemed appropriate by the Board of Directors. All animals shall be required to wear an identification tag which shall be provided by the Association. This ID tag must be worn by the animal at all times outside of the Unit. Additionally, no animals shall be permitted outside of the unit unless attended by an adult over the age of 18 and on a leash not more than 6 feet long. Owners, tenants and residents shall pick up solid wastes from their pets and dispose of same immediately and appropriately. Canines that are of the following aggressive breeds are PROHIBITED from being kept on Southern Pines property: Akitas, German Shepherd, Doberman, Pitbulls, American Pitbull, American Bulldog,

Staffordshire Terrier, Rottweiler, Chows or any mixed breeds of the
aforementioned.

Any pet over the weight of 30 lbs. (at adult weight) will not be permitted. No more
than (2) two pets allowed in each unit and no more than 30 lbs. in the aggregate.
Any animal that shows aggressive tendencies, regardless of breed, toward any
person(s) or other animals} will be prohibited on Southern Pines property.

21. SATELLITE DISHES AND OTHER ANTENNAS

The installation of satellite dishes or other antennas shall be restricted solely to
the interior of the Unit. Antennas may not be placed on or in the common
elements.

22. HURRICANE PREPARATIONS

Each unit owner or lessee who plans to be absent from the Condominium during
the hurricane season must prepare the unit prior to departure by designating a
responsible firm or individual to care for the unit during the owner or lessee's
absence in the event the unit should suffer hurricane damage. Contact the
Management Office for direction during this time.

23. GARAGES

Items may be stored in a garage so long as they don't interfere or prevent any
motor vehicle from being parked within the garage, or from entering or leaving
the garage, whether the unit owner's motor vehicle, the tenant's motor vehicle, or
a guest or invitee's motor vehicle. Sufficient space must be left in the garage to
accommodate the number of motor vehicles it is designated for - for example a
one-vehicle garage must have sufficient space for one motor vehicle. For
purposes of this rule, "motor vehicle" is defined as an automobile, motorcycle,
motorized scooter, or any other vehicle operated on the roads of this state, used
to transport persons or property, and propelled by power other than muscular
power, but the terms does not include mopeds or bicycles.

**BOARD OF DIRECTORS
SOUTHERN PINES OF ORANGE COUNTY
CONDOMINIUM ASSOCIATION INC.**

Amended August 2020