

ESSEX SOUTH (TOWNHOMES)

HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

1. GENERAL: The following rules and regulations have been implemented in July 2017 and are designed to make living here pleasant, peaceful, and enjoyable for each member of the Association and are in agreement with the Declaration of Restrictive Covenants for Essex South Townhome Owners Association. The cooperation and consideration of each member and their tenants or guests is vital to preserve, protect, and enhance the community.

2. MONTHLY ASSESSMENTS: Monthly Homeowner Assessments are due and payable on the first day of each month and are considered late if not paid by the last day of the month. Any homeowner who has not paid on time will be charged a \$20.00 late fee which will continue to be charged for each month they are delinquent. The delinquent homeowner will be subject to a collection attorney and a lien against the property. The Board of Directors, at its sole discretion, may decide to initiate property foreclosure on the lien for non-payment of Assessments.

3. ALTERATIONS: Prior to any exterior alterations an Architectural Change Request Form must be submitted to the HOA for approval. The Board, at its' sole discretion, may or may not approve any change requests. A written reply to all requests will be made within thirty (30) days after said request has been received. Holiday decorations and lights do not require approval but must be taken down promptly after the holiday is over. Small yard decorations and such do not require approval. Any backyard fencing must be of black aluminum. Any wooden, chain link, chicken wire, or material thereof will not be approved.

4. PARKING: The Association prohibits the parking of boats, trailers, recreational vehicles, jet-skis and all similar equipment within the common area, individual lots, and all parking spaces. Vehicles with commercial license plates are not allowed to be parked anywhere within Essex South Townhomes. No motor vehicles may be parked or stored while on jacks, while being repaired or in inoperable condition. All vehicles parked within the Essex South lots must be in operating condition both legally and mechanically, i.e. current license plates & registration, no flat tires, broken glass, heavy accident damage, etc. Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear-end repairs, etc.) are not allowed. Parking on the grass, on the front lawn or anywhere in the yard or over the sidewalk is not allowed.

5. INSURANCE & CATASTROPHIC DAMAGE: The Homeowners Association does not provide insurance coverage for your lot or on the units. It is the responsibility of the owner to provide complete insurance coverage for your property. The HOA has liability coverage on the common property and property coverage on any property owned by the HOA. Should a townhome be damaged by falling tree, hurricane, wind, hail, and other acts of nature or catastrophe, the damage shall be reported by the owner through their homeowner's insurance policy. The HOA is not responsible for repairing this type of damage. You must make sure you have proper insurance coverage.

6. NOISE: Being thoughtful of one's neighbors is especially important in a community such as Essex South. Loud noises from televisions, stereo equipment, musical instruments, annoying pets and other

disturbances should be avoided at all times, especially between the hours of 11pm and 8am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the Towne of Franklinton Police should be contacted immediately.

7. TENANTS: All renters should comply with the Rules & Regulations, Covenants and By-Laws of the Association and should be properly informed of these responsibilities by the owner of the townhome.

8. TOYS: Bicycles, skateboards, balls, and other children's toys should not be left out front of the townhomes or in the common areas. When not in use, please keep them inside or neatly stored in the rear patio area. Basketball goals are not allowed.

9. SIGNS: Only standard size "For Sale or "For Rent" signs are allowed on the property and only one sign per home is permitted. Political signs are permitted but must be removed within 7 days of the end of the election. No sign should ever be placed in the common areas.

10. PETS: Dogs, cats, and other domestic pets are allowed, provided they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. All dogs and cats shall be kept under the DIRECT control (on a leash or harness) of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. These requirements are in accord with the Franklinton Leash Ordinance. No animals, livestock or poultry of any kind shall be raised, bred or kept for commercial purposes. Problems with animals should be reported the Franklinton Animal Control 919-496-3032

11. MAILBOXES: The HOA owns the mailbox stations but does not maintain the locks and keys of the individual mailboxes. You must contact the post office to get new or replacement locks and keys.

12. HAZARDS: The discharge of firearms, fireworks or any other noise making device is not permitted at any time within the boundaries of Essex South. Should this occur, please immediately notify Towne of Franklinton Police, or 911.

13. COMMON AREAS: Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. No Bicycles, scooters, motorized vehicles or any recreational vehicles shall be used in the Common Areas. Some of the common property and land is to be left "natural" and is not maintained by the HOA.

14. SATELLITE DISHES: Satellite dishes less than 1 meter in diameter are allowed, however it is recommended they be placed in the back yard or on the back of the property if at all possible. Dishes should never be installed in the common area. Dishes are not allowed to be installed on the roof as this may create a leak and damage to the property.

15. WINDOW COVERINGS: Window air conditioners are not allowed. All blinds, curtains and window coverings in the front & side of the townhomes should be neutral in color. You can use whatever you'd like in the back windows as long as it is a proper window coverings, curtains or blinds. Blinds should not be broken or damaged. Sheets & towels are not permitted to be used as curtains.

16. SEWER & WATER LINES: The individual sewer and water lines that run from your unit to the main is the responsibility of the townhome owner. The HOA is responsible for any repairs needed of the main only.