

SAINT ANDREWS PLACE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

- 1.** The paved driveways and parking areas within the St. Andrews area are the privately owned property of the condominium owners and are designed to provide access and parking facilities only for residents and guests of owners. They are limited to use by conventional passenger carrying vehicles, including electric golf carts. Self-contained recreational vehicles used solely for transportation, of VAN size only, may be parked in parking areas.
- 2.** Nothing shall be done to either temporarily or permanently change the exterior appearance of any unit. Exceptions are discreet nameplates and doorknockers. Balconies may be enclosed or screened only after prior approval of the Board of Directors of the St. Andrews Condominium Association (hereinafter referred to as the Board) has been granted.
- 3.** Screen and/or storm doors, painted to match the surrounding trim, may be installed without prior approval of the Board.
- 4.** Front and rear porches and landing areas are to be kept clear of clutter and should not be used for storage of personal items. Exterior furniture, other than normal patio types blending with the color scheme, is prohibited.
No animal containers, cleaning or garden tools should be kept on the porch.
Planters should blend with the building to maintain association standards. Artificial plants are allowed in moderation. Antennas and satellite dishes are not permitted on any building exterior.
- 5.** All windows shall appear white from the exterior; drapes or blinds may be of the owner's choice if the exterior is white.
- 6.** Outdoor clothes drying is prohibited. For Sale and For Rent signs are prohibited from the windows, doors, and grounds.
- 7.** Household pets are limited to two (2) per condominium. All pets must be leashed and in the company of owners when outside. Owners are required to clean up animal waste while walking their animals on St. Andrews grounds. Owners are responsible for damage caused by their pets to cultivated plants. Pets may not be on runs outside the unit and may not be housed on balconies or porches. Pets must be fed inside the owner's unit. No food or litter boxes are to be outside at any time. Owners are to see that their animals do not make objectionable noise or cause inconvenience to other property owners and guests. Owners are responsible for the actions of their renters.
- 8.** All refuse must be deposited in trashcans located in the corrals alongside of the driveway. The green can is for recycle material. **NO FURNITURE OR LARGE BOXES MAY BE PLACED IN CORRALS.** There is the Moore County Solid Waste site 2 miles south on Rt 5 where you can drop off large trash items and electronics. All refuse must be placed in plastic garbage bags that fasten securely. Kitchen disposal units must be operative and only foodstuffs that cannot be accommodated by disposal units should be placed in the trash. At no time should garbage bags or trash cans be left on porches. Moore County will not pick up trash that is NOT in plastic bags.
- 9.** No occupant shall act so as to disturb other occupants. This includes sounds of recordings, televisions, etc. which are audible beyond walls, floors, and ceilings of units.

10. Effective September 1, 2022, any Non-Resident Owner who rents or leases his or her or its Unit is required (a) to enter into a contract with a professional rental manager with a physical office in Moore County in order to manage the rent or lease of the Unit and (b) to inform the Association in writing of the current name, address, telephone number, and email address of the rental manager. A “Non-Resident Owner” is an Owner whose principal place of residence is not within fifty (50) miles of his or her Unit (the principal place of residence of an Owner that is not a natural person shall be the principal place of residence of its manager who lives nearest to the Unit).

Units that are rented are limited to the following maximum # of guests.

1 BR Units - 4 Adults

2 BR Units - 6 Adults

3 BR Units - 8 Adults

Owners are responsible for the actions of their renters/occupants. Violation of these rules will result in the following:

- First offense – An email to owner and/or rental management company.
- Second and each following violation – a fine of up to \$100 assessed to the owner via HOA dues billing.

11. Danger of fire and insurance requirements prohibit use of gas or charcoal grills within ST. Andrews. Electric grills are allowed. The same danger prohibits cigars, cigarettes and other lighted items from being thrown on the ground.

12. Firewood for use in units having an interior fireplace must be stacked on cement blocks or bricks and be one (1) foot from exterior walls and located in such a way as to be concealed from view.

13. Laundry rooms are for the exclusive use of occupants and owners of St. Andrews Condominiums. Laundry is to be removed promptly from washers and dryers. Lights in laundry rooms are to be turned off when the space is not in use.

14. No commercial business or related practice/activity shall be conducted within any unit in St. Andrews.

15. Owners are not permitted to alter the outside grounds in any way. Trees, shrubs, flowers, and grass may not be removed or added by any homeowner without Board approval. The Association is responsible for landscape maintenance. If any plant material is destroyed by any owners or their renters, the owners will be billed for the replacement. This submission must be made by both lower and upper units. Upon approval, management will contract the work to be done and bill the owners of the downstairs and upstairs units in equal shares.

16. Electric Golf Carts are allowed upon approval by the Property Manager.

17. No activities in violation of local, state, or federal laws or regulations shall be conducted within any unit in St. Andrews.

18. A Manager hired by the Board is responsible for upkeep, maintenance, and repair of all property and equipment that is commonly owned. Equipment and appliances used exclusively for individual owners are the responsibility of that owner.

19. The Manager shall have the delegated authority of the Board in acting to enforce the By-laws and the Rules and Regulations of the St. Andrews Condominium Association.

20. For units occupied by renters or guests, owners are required to post in a prominent location within the unit a list of phone numbers to be called in case of an emergency.

21. In accordance with Article 16 of the Declaration and Section 7 and Article 6 of the By-laws, “All present and future owners, tenants and occupants of units shall be subject to, and shall comply with the provisions of this Declaration, the By-laws and any such rules and regulations as may be adopted in accordance with the By-laws....The acceptance of a deed or conveyance or the entering into a lease or the entering into occupancy of any unit shall constitute an agreement that the provisions...are accepted and ratified...”

22. Owners of units are to notify renters/occupants of these Rules and Regulations. If the owner uses a rental agent, that agent should also be notified of the Rules and Regulations and should be expected to notify any renters of such. Owners will be held responsible for violations of these Rules and Regulations. A copy of these Rules and Regulations must be prominently posted in ALL rental units.

The Lakeview HOA Board reserves the right to modify these R&R on an as needed basis.

Revised August, 2022