



Rules  
&  
Regulations

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Managed by:



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Rules & Regulations of Lands End at the Lake  
Homeowners Association, INC.

In accordance with the Covenants, the Board of Directors of the Association is empowered to establish additional Rules & Regulations as well as guidelines to fulfill the obligations of the Association. This is necessary and very important since this type of community has so many areas of concern which override individual needs. Since we live in close proximity to one another, if one unit deteriorates, it affects every unit. The Association must protect the facilities so that we may all have enjoyable use. These Rules & Regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board of Directors and may be enforced as provided by law.

The following Rules, Regulations, and guidelines have been officially adopted or hereby adopted to cover the entire Lands End at the Lake complex. These are subject to review and change by your Board of Directors at any time. You will be notified of any official changes. Your cooperation in adhering to these Rules & Regulations will be greatly appreciated.

## Rules & Regulations of Lands End at the Lake

1. Vehicles shall not be operated or parked on unpaved areas of Lands End. Parked vehicles will not block ingress or egress of other vehicles. Any vehicle blocking fire hydrants or trash dumpsters is subject to immediate towing without notice. Any towing fees or additional costs to the Association as a result of blocking a dumpster will be borne by the vehicle's owner.

2. Parking of currently licensed vehicles owned by residents or their guests will be limited to the two spaces numbered for the resident's unit and the unnumbered spaces scattered throughout the parking areas.

3. No boats, trailers, mobile homes or commercial vehicles, etc. will be parked overnight on the grounds or in the parking areas, without prior written consent of the Board. No vehicle which cannot operate on its own power on public roads shall be permitted on the premises and shall be subject to immediate towing. Repairing of vehicles on the premises is prohibited. Only vehicles being used on a regular basis, and which are currently licensed, shall be parked on Lands End property. Oil/fuel leaks from vehicles will not be permitted, as petroleum products destroy asphalt surfaces. If leaks occur and damage is sustained, owners of the vehicles may be liable for repairs to the parking lots.

Since Lands End is designed to be a residential community, the parking of "work" vehicles are prohibited. Work vehicles are defined as being flat or open bed design with such items as pails, buckets, ladders, ropes, shovels, cables, or other construction materials or equipment exposed. All such material or equipment must be contained within the enclosed body of the vehicle. Covering the open cargo with a tarpaulin or plastic cover is not sufficient for the purposes of this rule.

Any vehicles which are oversized for residential purposes are prohibited. Overall dimensions are limited to 18'L x 9'W. Any such vehicles presently domiciled at Lands End as of May 1, 2002 are exempt from this rule, with the provision that, when they are replaced for whatever reason; age, mileage, etc. replacement vehicles must comply with this rule.

4. Motorcycles and motorbikes may be used for ingress and egress only. Automobiles, trucks, motorcycles or motorbikes lacking fully operational mufflers will not be operated on the premises at any time.

5. The personal property of residents must be stored in their respective units. Items may not be displayed or stored on front porches. Owners must request Board approval for stacking of woodpiles outside their units. Woodpiles attract termites and other pests. Termites migrate; therefore, woodpiles must be elevated on a metal or plastic frame. Such woodpiles must be neatly maintained by the owner or will be subject to removal at the Board's discretion and the owner's expense.

6. No skateboards, bicycles, tricycles, scooters, or any other wheeled vehicle of any description may be ridden on the landscaping of Lands End. Ramps or jumps may not be constructed, erected or placed anywhere on the premises, except for handicapped ramps used for ingress and egress into units.

7. All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and disposed of in one of the dumpsters provided. No garbage cans will be kept on or below decks and NO trash will be left on porches, entranceways or decks at any time. Dumpster doors must be kept closed. Boxes and cartons must be reduced by flattening or crushing to be placed in the dumpsters and may not be left beside or on top of the dumpsters. Residents are responsible for the removal of large items, such as mattresses and appliances, since the trash collector will not remove them. Do not dump fireplace ashes in plant beds or in the dumpsters. Ashes are to be dumped in as cans located in the dumpster areas. Residents are encouraged to use civilian recycling facilities or Fort Bragg, until curbside recycling becomes available in this area.

8. To maintain a uniform and pleasing appearance of the exterior of the buildings, no awnings, canopies, shutters, screens, glass enclosures, or projections will be attached to the outside of any part of the buildings. No modifications or additions to exterior walls, windows or doors may be made without prior written permission of the Board. Modifications which have already been made are deemed to have negated Lands End at the Lakes Homeowners Association, INC's responsibility for maintenance and repair of those modified areas.

This rule does not apply to outdoor patio furniture and umbrellas on the deck of individual units. No clothes drying lines will be strung, nor will anything be draped over the deck railings for drying on a regular basis or for an extended period of time.

9. No resident shall have any aluminum foil or plastic placed in any window or glass door nor shall any reflective substances cover any glass, except as is approved by the Board for energy conservation. All curtains or drapes visible to the outside of the unit must be white or off white or lined with a white or off white colored material. Venetian blinds may be white or earth tones.

10. Storm doors may be installed. Board approval of the style and color must be obtained prior to installation.

11. No resident, family member or guests shall make or allow any disturbing noises to be made on the premises of Lands End, to include the common areas, nor shall the conduct of such persons interfere with the rights, comfort or convenience of other residents. No resident shall play or permit to be operated any musical instrument, phonograph, television, radio, stereo system, sound amplifier or other sound producing device in or outside his unit in such a manner as to disturb or annoy other residents. Neither shall such emanations be allowed at volumes which disturb others. Minimum volume of all sound producing equipment should be maintained at all times, but especially between the hours of 10:30PM-8:30AM daily.

12. No radio, television or other electronic installation will be permitted to interfere with the quality of reception of the radio or television in other units. No exterior antennae, including satellite dishes, are permitted to be installed on buildings, decks or common areas. All satellite dishes and their proposed locations must be approved in advance of installation by the Board.

13. No tent or other temporary structure will be erected unless approved by the board.

14. No resident shall invite non-resident persons to include family members or friends to use Lands End common areas in their absence, except bonafide houseguests.

15. There shall be no solicitation by any persons anywhere on the premises for any charity, cause or organization or for any other purpose whatsoever unless specifically authorized by the Board in each specific case.

16. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed to, in or upon any part of the buildings, the individual unit or Lands End property by a resident without the permission of the Board. Real Estate signs advertising "For Sale" or "For Rent" may be placed in the front windows only. No real estate signs are permitted on common grounds.

17. Residents are never permitted on the roof. NO exceptions! All necessary maintenance will be performed by licensed and insured personnel. Management company will keep all insurance certificates on file.

18. The maintenance, keeping, boarding and/or raising of animals for profit and/or resale is strictly prohibited within any unit. The breeding of animals is strictly prohibited within Lands End.

19. The keeping of dogs or cats as household pets shall be limited to a total of two (2) pets per unit, not to exceed a weight limit of 20lbs each, full grown. All pets, to include cats, must be kept on a leash when outside the unit. The North Carolina State and Cumberland County Animal Control Ordinance (CCC-3-29) (Leash Law) will be strictly adhered to. All solid matter left by the pet must be picked up immediately to prevent unsightly nuisance, unpleasant odor and a sanitation problem. The removal of pet waste is the responsibility of the pet owner, not the maintenance and landscaping personnel. Neither shall pets be allowed to urinate on landscaping plants. No pets will be left on decks or balconies while residents are not at home, and no pets will be left outside on restraining devices. Pets must not enter the confines of another unit without invitation. This includes the planted areas in the front and rear of each unit. Residents are encouraged to include pet liability coverage in their homeowner's insurance. The Association will not be held liable for a pet's action, this is the pet owner's responsibility.

20. No noxious or objectionable odors, such as dog or cat waste shall be generated in such quantities that they permeate to other units or the common areas and become annoying or obnoxious to other residents. Normal cooking odors generated shall not be deemed to be a violation of this rule.

21. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common areas, except such as are normally used in small barbeque grills. The only type of cooking device permitted to be used on the decks are electrical types or other that require no combustible fluids for starting. Charcoal or propane gas grills may be stored on decks but cannot be used within 10 feet of buildings, wooded or other flammable areas. North Carolina State and Fayetteville City Fire Code forbids their use in multi-unit dwellings.

22. No resident shall direct, supervise or in manner attempt to assert any control over employees of the management company or sub-contractors of the Association. Any questions about problems with such persons should be referred to the management company.

23. Residents shall be liable for all damage to premises caused by receiving deliveries, moving furniture or appliances in or out of units, or any other damage by a third party working for or under the control of the resident.

24. Children will be the direct responsibility of their parents or legal guardians, who must supervise them at all times while on Lands End property. Full compliance with all established rules & regulations of the Association is required of children at all times.

25. Lands End grounds (parking lots and common areas) will be used in a normal and quiet manner to allow the maximum use and quiet enjoyment of others. Parental supervision is mandatory for anyone 13 years of age or younger. The Association shall not accept responsibility for the safety of any persons using the common grounds. Homeowners will not be held responsible for the actions and conduct of guests or tenants and must inform such persons of these rules & regulations and any changes which may be made from time to time.

26. The sprinkler system shall not be tampered with or adjusted by any resident without the approval of the Board. The cost of any resulting damage or wasted water shall be borne by the responsible resident.

27. Every owner is required to maintain liability and property damage insurance coverage on his/her unit at all times. NO Exceptions! Owners can be held personally liable for damages to adjacent units for damages caused by actions or negligence in their units. HO-3 broad form coverage with adequate liability coverage is strongly recommended.

28. Every resident shall comply with these rules & regulations as set forth and any and all additional rules or changes which may be promulgated from time to time. Failure of a resident to so comply shall be grounds for action which may include, without limitation, actions to recover sums due for damages, injunctive relief, fines imposed for infractions or any combination thereof.

29. All of these rules & regulations shall apply to all residents if not specifically so stated in portions thereof. The Board shall be permitted (but not required) to grant relief to one or more residents from specific rules upon written request there from with good cause shown to the satisfaction of the Board.



## Lake Rules & Regulations

- A. Do not litter the lake front area. If you picnic or fish, leave the area clean when you are finished.
- B. Do not throw any trash into the lake.
- C. It is recommended that members catch and release all game fish unless they plan to use them. Please destroy all carp that are caught.
- D. If you are not going to keep the fish you have caught, do not return them to the lake if they seem unlikely to survive. Dispose of any dead or dying fish wrapped in plastic in the dumpsters.
- E. Do not leave dead or wounded animals or fish carcasses on the grounds.
- F. Only a lake member's boat with decals will be permitted on the lake. Decals should be displayed on each side of the boat at the rear. A membership card must be carried by the user.
- G. Any member using a boat with an electric trolling motor must have a boat registration and boat number. These can be purchased from A.K. McCallum Company or others.
- H. Boat decals are a separate fee of \$10, not included in dues, Stickers may be purchased through McFayden Lake Association.
- I. Member will use launching ramps located on the lake.
- J. No trot or drop lines are permitted and no firearms will be permitted on lake, except for the law enforcement agencies or the Wildlife Association.

K. All fish and wildlife regulations will be observed on the lake and the lake is subject to be checked by fish and wildlife personnel. State or county fishing licenses are required for all persons fishing.

L. Except for fishing, no one will be allowed to disturb, interfere with, tease or harass the wildlife in or on the lake.

M. Since noise transfers over water, all like users should keep noise levels to a minimum.

N. No camping gear is to be used on the common areas or behind the units on the lake front. This includes tents, stoves, lanterns, and lights.

### Violations:

Your Board of Directors seeks and encourages the assistance of all residents in the enforcement of these rules & regulations. Violations should be reported, in writing to the Management company, Boxwell Real Estate, 4310 Cumberland RD. Fayetteville, NC 28306. DO NOT report violations to the Board. The Board and/or its authorized representative(s) will give notice of the violation to the violating resident(s) and any other appropriate person(s). All disagreements will be presented to the Board, which will take appropriate action. Residents are once again that they are responsible for the conduct and actions of their guests or tenants.

Violators will be given an "on the spot" notification requesting compliance with the Covenants, Rules or Regulations. If the problem persists after the first notification or warning, the resident will be assessed a fine of \$25, along with a second notice. If after 72 hours of the issuance of the second notice, the violation remains uncorrected the Association may take corrective actions of its own. Any cost incurred will be billed to the offending resident and/or legal action may be pursued.

We the Board of Directors earnestly solicit your cooperation in helping us make Lands End the desirable place to live that we all envisioned at the time of purchase. We also ask your involvement in the management of your Association. Please volunteer your services where you feel you can contribute by talking to the appropriate Board Members. Let us know how you feel about what we are doing. This is best done by attending Board meetings, by personal contact, or in writing. We need your ideas and involvement.

Sincerely,

The Board of Directors

Lands End at the Lake Homeowners Association, INC