



*Welcome to The Crossings at Morganton  
Condominiums*

...The Place We All Call Home...

Revised: July 2017

Endowed with the beauty of nature,  
Crowned by sweet abodes for our rest.

Please enjoy all we have to offer,  
and return to The Crossings your best.

Best Regards, Your Board of Directors



# Handbook for The Crossings at Morganton Condominiums

**Introduction:** This handbook is provided for the use of the homeowners and renters at The Crossings at Morganton Condominiums (the "Condominium"). It contains the policies, rules & regulations governing the use of The Crossings at Morganton Condominiums facilities, as well as general information of value to all residents. The recorded documents prevail if they conflict with any information contained herein. We hope you do not find errors in this booklet, but if you do, please communicate them with your association management company or a board member and refer to the section of the Covenants and/or By-Laws wherein you found a contradiction.

In accordance with the Covenant, the Board of Directors of the Crossings at Morganton Homeowners, Inc. 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 many areas of common concern, which may over-ride individual desires. We live in close proximity; if one unit deteriorates, it affects all. The association must protect the facilities so that all may have enjoyable use. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by law.

Therefore, the following rules, regulations, guidelines, and violations have been officially adopted to cover the entire regime known as the Crossings at Morganton Condominiums. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

For standardization, the term "resident" will apply to owners, their tenants, family members, and all persons occupying a unit. Additionally, the term "Board" will apply to the Board of Directors, the term the "Crossings" will apply to the Crossings at Morganton Condominiums.

# Rules & Regulations for The Crossings at Morganton Condominiums:

## VEHICLES:

1. Residents and guests shall adhere to a 15 MPH speed limit within the Crossings at Morganton Condominiums.

2. No boats, trailers, or RVs shall be parked at the condominium except in designated areas. (Designated areas are the parking lot on Warton Lane and the parking lot beside the 241 building.) Any vehicle that cannot operate on its own power on city streets shall not be permitted on the premises, and shall be subject to immediate towing. Vehicles may be cleaned, vacuumed, and washed ONLY at the designated car wash area. Vehicular repair at the condominiums is prohibited. Oil and fuel leaks from vehicles are not permitted, as petroleum products destroy asphalt surfaces. If leaks occur and damage is sustained, owners of the vehicle may be liable for repairs.

3. Vehicles shall not be operated or parked on unpaved areas of the Crossings at Morganton Condominiums. Parked vehicles should not block others from entering or exiting. Any vehicle blocking fire hydrants, mailboxes, or trash dumpsters is subject to immediate towing, without notice. Any towing fees or additional costs will be borne by the vehicle owner. Cars on blocks, junk cars, and disabled vehicles are prohibited and any such vehicles are subject to immediate towing. A single numbered parking space has been assigned to each unit. Un-numbered spaces may be used on a first come, first use basis.

4. Motorcycles and motorbikes may be used for entering or exiting the Crossings only. Automobiles, motorcycles or motorbikes lacking fully operational mufflers should not be operated on the premises at any time. Motorized vehicles can be parked only in areas designated as vehicular parking areas. Vehicles shall not be parked on patios, lawns or other areas not designated as areas for vehicles. Damage incurred to sprinkler heads or grounds due to vehicles will be the responsibility of the resident. Please be mindful of your neighbors and the people around you and don't rev your cars or motorcycles in the parking lot.

## COMMON AREAS:

1. The sidewalks, entrances, roadways, parking spaces, and similar areas of the common elements shall not obstruct others use. When moving in/out of the Crossings ensure that movers and personal items do not block any of these areas. Residents shall not place any cars, bicycles, motorcycles, carriages, toys, chairs, barbeque grills, tables, firewood or any other similar object on the sidewalks, entrances, roadways and similar areas of the common elements. Any such items left unattended are subject to immediate removal and disposition. The Board of Directors and management assume no responsibility of such items.

2. No skateboards, bikes, tricycles, scooters or any wheeled vehicles of any kind shall be stored on the sidewalks, breezeways or on the Crossings at Morganton landscaping. Ramps and jumps shall not be constructed, erected or placed anywhere on the Crossings at Morganton property, including roadways, grass, and natural areas. Children are not allowed to play in the tennis court unless they are playing tennis.

3. All garbage shall be securely contained in plastic bags and dumped in the trash bins located throughout the community. Trash is not to be left overnight in breezeways, porches, or patios at any time. Boxes must be broken down for placement in the recycle bins and are not to left beside or on top of the dumpster. Residents are responsible for removal of large or bulky items, mattresses, appliances and all similar type items. Large items should not be placed in the dumpster.

4. There shall be no solicitation by any person anywhere in the Condominium complex for any cause, charity, or any purpose unless specifically authorized by the Board of Directors. Residents shall inform said solicitor of the rules and if they refuse to comply should call the police.

5. No noxious or unusual odors (including pet odors) shall be generated in such quantities that they permeate to other units or the common area and become annoyances or become obnoxious to other residents. Normal cooking odors, reasonably generated, shall not be deemed as a violation of this regulation.

6. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common area. Each owner/tenant should have a handheld fire extinguisher inside their unit. This is the results of inspection by the Fire Marshall. The building sprinkler system is to contain fire; an extinguisher is needed to put out small fires.

7. Outdoor cooking is permitted on *association- furnished grills only*. No personal grill may be used anywhere. When using grills provided picnic, barbeque materials, and other waste must be removed immediately after use. Grills should be cleaned after each use and the operator should ensure that the gas is turned off. Charcoal, briquettes, and wood are not permitted for use in the gas grills. Any resident not adhering to this regulation will receive a warning to remove any personal grill within 7 days or will incur a \$150 per day fine until the grill is removed. Additional fines may be imposed by the city's Fire Marshall.

8. No resident or their guest(s) shall direct, supervise, or in any manner attempt to assert any control over the employees or contractors of the Association. Residents and their guest will not mistreat, demean, harm or engage or project hostile, discourteous, rude, vulgar, offensive or unlawful activity or language towards the Crossings employees.

9. Residents shall be liable for all damages to the buildings and/or grounds caused by receiving deliveries, or moving/removing furniture and other articles to and from their unit or buildings.

10. Do not place notices on buildings, mailboxes, or dumpsters. Mailboxes belong to the post office (controlled by the Federal Government). It is against the law to post anything on the outside of these boxes.

## STRUCTURE & APPEARANCE:

1. To maintain a uniform and pleasing appearance of the exterior of the buildings, no canopies, shutters, screens, curtains, glass enclosures, or projections will be attached to the outside of any part of the building. Using nails, screws, etc. to attach anything permanently to the exterior of a building is forbidden. Clotheslines are not permitted on the porch/patio of any unit. No modifications or additions to exterior walls, windows or doors may be made without prior permission of the Board or management company. This rule does not apply to outdoor patio furniture and umbrellas, planters or planting boxes placed on the railing.

2. Residents and owners will select exterior doors and screens that are approved for purchase by the Board or management company. **MAKE NO CHANGES WITHOUT PRIOR APPROVAL OF THE BOARD OF DIRECTORS.** Homeowners are responsible for proper inside security of their individual units. Homeowners can change locks and/or add deadbolts as they deem necessary for their own security if it does not change the outside appearance of the door.

3. The personal property of residents must be stored in their respective units. Yard ornaments such as wagon wheels and plastic, concrete or ceramic figurines must be located inside the patio. Children's toys must also be stored either indoors or on the patio. There should be no large household items or grills stored on the patio (Stoves, washers, dryers, refrigerators, etc.) Grills are a fire hazard and you will be warned/lettered/fined by management and cited by the Fire Marshall.

\*Balcony storage shall consist of patio furniture, plants, small toys (nothing that shows above the railings), bicycles must be kept on the interior side of the patio (they can't be against the railings & they can't be hung.)

4. Unit owners are responsible for any damage done to their unit or any unit below or adjacent to their unit because of water or other liquid leaking from their unit into another. This includes but is not limited to leaks from washing machines, dishwashers, icemakers, refrigerators, bathrooms, and/or kitchen fixtures, waterbeds, or from fire sprinkler heads located within the units. It does not include leaks from the fire sprinkler system that originate above the individual units, which is the responsibility of the Crossings at Morganton Homeowners, Inc.

5. No resident shall allow anything to fall from the window, balcony, or doors of the premises, including over-watering of plants where water may run down on unit below. Dropping or throwing items from balconies to the ground for the purpose of discarding, moving, or any other reason is strictly forbidden. Residents shall be considerate of those below when sweeping or cleaning the balcony floor. Residents shall not throw cigarette butts on the grounds. Residents shall be courteous of the people and personal property of those below them.

6. No resident shall place aluminum foil, sheets, blankets, plastic or any reflective substance in any window, glass or door except those objects approved by the Board for energy conservation purposes. Only white blinds may be used. No awnings/sunscreens shall be hung on the patio/balcony of any unit.

7. Where curtains other than white or off-white are hung, they must be lined, or "under-draped" in white or off-white facing the exterior. Stickers visible from the outside, will not be placed on windows. Broken blinds and damaged/missing screens will not be tolerated.

8. No signs, advertisements, notices or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of a condominium unit or Association property by any resident without written permission from the Board of Directors except sale and lease signs in a window. Only one (1) sign may be displayed at any single unit. Sale or lease signs shall not be affixed on the exterior of any building.

9. Residents are not permitted on the roofs for any purpose, except as otherwise permitted by the Board of Directors.

10. All holiday decorations must be removed within 15 days of the passing of that holiday.

11. No permanent or other temporary structure shall be erected on common areas unless approved by the Board of Directors. Any window replacements must be approved by the Board of Directors prior to changes being made.

12. Residents shall be liable for all damages to the buildings and/or grounds caused by receiving deliveries, or moving/removing furniture and other article to and from their unit or buildings.

13. No indoor/outdoor carpet shall be placed on or above wooden patios/balconies. This will not allow wood to breathe and will cause wood rot. Owner will be charged for any costs to making repairs because of using carpet outside.



## NOISE, TELEVISION, SATELITES:

1. No resident, family member, or guest(s) shall make or permit any disturbing noises in the building or the common area. Residents shall not engage in or permit any conduct by family members, guests, or invitees that will interfere with the rights, comforts, or conveniences of other residents.
  
2. Residents shall not play nor permit to be played any musical instrument, phonograph, television, radio, sound amplifier or other sound equipment in any manner as to disturb or annoy other residents. No resident shall conduct, or permit to be conducted, vocal or instrumental instruction or practice at any time that disturbs other residents.
  
3. ALL RESIDENTS SHOULD COMPLY WITH THE CITY OF FAYETTEVILLE'S "NOISE ORDINANCE". NOISE FROM YOUR HOME, CAR, RADIO, OR OTHER NOISE/SOUND PRODUCING MECHANISM SHOULD NOT BE HEARD WITHIN A 30 FOOT RADIUS OF ANOTHER PERSON. Police may give out a \$125.00 citation when called for a noise offense. Firecrackers and other type of explosives are not permitted on the premises.
  
4. Minimum volumes of all sound producing equipment must be maintained always, but especially between the hours of 10PM-8AM.
  
5. Radios, televisions, or other electronic devices used within a unit should not interfere with the television or radio reception of another unit.
  
6. Exterior antennae or satellite dishes shall not be permitted on the buildings, common elements, or patio areas, except small satellite dishes, not exceed one meter in diameter, may be placed on rear patios and balconies provided they are not permanently attached to the building and do not protrude from the confines of the patio/balcony.

## PETS:

1. The maintenance, keeping, boarding and/or raising (breeding) of animals, livestock, poultry, or reptiles, except for aquarium fish, is prohibited within any unit or on the common area.
2. The keeping of dogs and cats shall be limited to not more than a total of two (2) per unit.
3. All pets, to include cats, must be kept on a leash when outside the unit. The NC State and Cumberland County Animal Control Regulation (C-C-C-3-29 Leash Law) will be strictly adhered to. All occupants of the Crossings at Morganton are encouraged to call the animal control department to help enforce this law. All solid matter left by the pet at any place on the premises must be "picked-up" immediately to prevent unsightly nuisance, unpleasant odor, and sanitation problems.
4. Residents must utilize authorized/designated "waste stations" and "pet-friendly areas" as the location for pets to relieve themselves. Fines will be imposed if residents allow their pets to deposit waste in and around common walkways, sidewalks, breezeways, or all other areas not designated as a "waste station" or "pet-friendly area". A "pooper scooper" or other means of immediately removing pet waste must be in possession of the pet owner always while walking pets. It is the responsibility of the individual pet owners. If a problem continues regarding pet waste, the resident may be required to remove the pet from the premises.
5. Pets must be maintained in the pet owner's unit and shall not interfere with another unit's right to peace and quiet. No pets shall be left on patios or balconies while residents are not at home and no pets shall be left on any restraining device on the Crossings at Morganton landscaping. No pet is to be left on the porch/patio at night. Pets are prohibited from entering other units without the invitation of the unit's owner. This includes the patio area on the rear of the unit. No pets are allowed in the pool or tennis court areas.
6. Our community is becoming a haven of pet owners who allow their pets to leave waste, urine, and odors everywhere around the community. You, your children and other animals step in these messes and carry them to other areas of the community and into your homes. We need your help to keep better control of thoughtless people who do not follow the rules & regulations. Call Boxwell Real Estate (910-764-1622) and report the building and unit number so they can address the problem quickly. Your help will be greatly appreciated by your Board, your management company, and your neighbors.

## CHILDREN:

1. Children are the direct responsibility of their parents or legal guardians who must supervise them while they are within the Condominium complex.
2. Children are not permitted to float in, play around, swim, or boat in the pond and must be supervised by an adult always when near the pond.
3. No child under the age of sixteen (16) is allowed at the pool without an adult (parent or legal guardian). While at the pool, children who do not know how to swim must be attended by someone at least sixteen (16) years of age who can swim (preferably a parent). Activities at the pond, pool, or any other amenity area are to be used at your own risk. THERE IS NO LIFEGUARD ON DUTY. The Association is not responsible for injury or death due to the use of an amenity or common area.

## GUESTS:

1. Homeowners shall be responsible for the actions of any guests or tenants residing in their unit. Homeowners shall inform tenants of the rules, regulations, and any changes made at least annually.
2. No member of any family or his guests may go on or in any other housing unit without the specific invitation of the owner or occupant. This includes the patio at the rear of the units.

## COMPLIANCE, PAYMENTS-RULES & REGULATIONS:

1. Every homeowner, renter, and guest shall comply with the rules & regulations as set forth in this handbook, and any rules & regulations that may be adopted or amended. Failure of a homeowner, renter, or guest to comply shall be grounds for action against the homeowner that may include, without limitation, recovery of sums due for damages, injunctive relief, and fines imposed for infractions or any combination thereof.
2. Payments of monthly assessments shall be made to the management company. Payments made in the form of checks shall be made to the order of such party as the Treasurer shall designate. Payments of regular assessments are due on the first day of each month. Payments received 15 or more days late are subject to charges as provided.
3. The Board of Directors of the Association reserves the right to make additional rules & regulations as may be required from time to time. These additional rules & regulations shall be binding as all other rules & regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

## POOL RULES & REGULATIONS:

The swimming pool at the Crossings at Morganton opens in May each year for the annual pool season. The pool will be open from 9:00 AM until 10:00 PM, it is closed on Monday for maintenance. The pool season ends in September of each year. You will receive notice of the actual dates before the pool season begins. There is no lifeguard at the pool; therefore, it is imperative that residents adhere to all rules, especially, those pertaining to children. All residents are invited to make use of the pool but are reminded of the following:

1. **HOURS OF OPERATION:** 9 AM to 10 PM, Tuesday-Sunday. Anyone in the pool area before or after hours is in violation of the rules and is subject to suspension of pool privileges and arrest.

2. **VISTORS:** Visitors are limited to two (2) per unit per day. More than two (2) visitors constitute a party and must be coordinated as a party with the management company. Out of town visitors are welcome for the duration of their stay if management is notified in advance.

3. **CHILDREN:** Children under sixteen (16) years of age must be supervised by an adult, who can swim (preferably a parent/guardian) always.

4. **GLASS:** Only plastic or paper drinking containers are permitted in the pool area. No glass whatsoever is allowed anywhere in the pool area. Owners are liable for all costs incurred if glass is broken in and around the pool area. Remember that the pool will need to be drained, cleaned, and refilled should glass be broken in the vicinity. This is VERY costly.

5. **RUNNING OR HORSEPLAY:** No running or horseplay is allowed at any time. There is absolutely no diving or jumping into the pool. This is a serious infraction as it could potentially cause bodily harm to another resident or guest.

6. **SWIMMING ATTIRE:** Residents should wear proper swimming attire at the pool. Bathing suits are required. No cutoffs, g-strings, or thong bikinis are permitted. Proper cover-ups are required of those who choose to walk to and from the pool area.

7. **PETS:** No animals are allowed in the pool area at any time. Should you have an animal at the pool, you are subject to arrest and fines may be imposed.

8. **NOISE:** Only headphones are to be used at the pool. The only authorized noise/sound producing mechanism at the pool is a Walkman, iPod type product, or any radio that requires the use of headphones.

9. **PARTIES & RESERVATIONS:** A \$200 refundable deposit must be made to reserve/use the pool and cabana for a group or party. If damages occur or if trash is left after the gathering the deposit will be forfeited. All reservations should be made in writing through the HOA management company. Parties more than 20 people are prohibited due to fire code. Receipt for deposit is required for entry to the pool; otherwise your party will be turned away.

10. **KEYS & PASSES:** All residents must pay a \$50 fee for the replacement of a pool pass/key. Please do not open the gate for those who do not have a pool key. There may be a reason for not allowing access to these persons. Allowing unauthorized access may result in suspension of your pool privileges.

11. **POOL MONITOR:** The pool monitor is authorized to call police should a person be deemed to be causing a disturbance. If no monitor is on duty, please call the police department if necessary. If and when a monitor is not available for duty during the hours of 2-10 PM, and any time a situation arises which jeopardizes the health and safety of users, the pool may be closed at the discretion of the BOD.

The pool is available to all residents whose owner is current on homeowner association dues. If you have not received an access key and are an owner, please contact the Association's Management office. If you are a tenant, contact your landlord or property manager.

**\*Please remember that there is no possession/use/sale of any illegal drugs/substances, EVER.**

**\*Also, be prepared to present a photo ID with proof of address to the pool monitor.**

**\*Jumping over the fence will not be tolerated, EVER. If you are caught jumping over the pool fence you will be asked to leave and not return.**

**\*NO WEAPONS!**

## DO'S & DONT'S:

### DO:

1. Keep your pet(s) confined and, when not confined, on a leash. Cumberland County has a leash law. Pick-up solid matter left behind by your pet and dispose in one of the many "pet waste stations" located throughout the community. Pets are limited to two (2).
2. Respect your neighbor's right to peace and quiet.
3. Obey the 15 MPH speed limits within the Crossings at Morganton Condominium community.
4. Protect the landscaping throughout.
5. Take full responsibility for the actions of your children and guests.
6. Volunteer your services. Communicate with management and the Board. Get involved.
7. If you are an owner of a unit at the Crossings you should plan to attend Annual Meetings (or send proxy so business can be conducted by the Board). Should you have problems or complaints bring them before the Board at its quarterly meetings.
8. Pay your association dues every month.
9. Maintain your residence in good repair.
10. Always notify your Association's management company of phone number and address changes. If renting your unit, make sure the Association's management office knows your rental management information.

## DON'T:

1. Don't leave garbage by or on doors, balconies, porches, or patios.
2. Don't work on your car in common areas.
3. Don't use or store any grill on your balcony/patio or in your storage rooms.
4. Don't make any changes to the exterior of your home without the prior approval.
5. Don't park or allow your guest to park in another unit's numbered parking space. Don't park on unpaved areas or block driveways.
6. Don't misuse facilities.
7. Don't feed the ducks/geese around the pond or units. It destroys the lawn and causes them to nest around the building. More importantly, it is unlawful to feed the wild geese.
8. Don't throw paper and cigarette butts around the unit entry, off balconies/patios nor in parking lots.
9. Don't bring glass into the pool area.
10. Don't allow unknown people into the pool areas without a pool key.



## VIOLATIONS:

Your Board encourages the assistance of all residents in the enforcement of these rules & regulations. Violations should be reported to the managing agent, not to the Board. The Board and/or its authorized agents will give notice in writing of the violation to the violating resident(s) and any other appropriate persons. All disagreements will be presented to the Board, which will take the appropriate action. Residents are reminded that they are responsible for the conduct and actions of their guests or tenants.

### Penalties for Violations:

(Unless otherwise stated)

First Offense—Warning Letter

Second Offense--\$50 Fine

Third Offense--\$100 Fine

Fourth Offense--\$150 Fine

\$150-Fine each day thereafter

We, your Board of Directors, earnestly solicit your cooperation in keeping the Crossings at Morganton Condominiums a desirable place to live. We also ask that you become involved in the management of the Association. Please volunteer your services whenever you are able. There are many small tasks where help is needed. We especially need a building assistant at each building to help solve problems within that building.

We are always open to suggestions and would be glad to hear from you. Let us know your thoughts by writing to us via the management company, visiting the website and posting a message, or by attending the meetings of the Board of Directors. We need your ideas and involvement.

Thank you for your cooperation, Your current Board of Directors

## RESPONSIBILITIES:

There are two (2) areas of responsibilities in the Crossings at Morganton Condominiums complex. First is the management area which is handled by a property manager hired by the HOA through the Board of Directors. Second is the owner responsibility. This article is intended to distinguish between the two (2).

## PROPERTY MANAGER:

The property manager is hired to oversee and handle matters concerning the HOA that cannot be done on an individual basis. These include, but are not limited to, financial responsibilities that are a collective of all HOA members such as monthly utilities, outside improvements, and maintenance. He works directly with the Board of Directors in a collaborative effort to establish and make the most of our spending of the monthly dues collected. It is his expertise that directs us, his hard work that accomplishes tasks related to the association's property and his vision that can result in the overall enhancement and value of our property. He is not contracted to deal with nor manage renters here that hold contracts with other property managers or owners; his responsibility lies with the property owners. Those owners who elect to rent through a property manager or on their own bear the responsibility of managing their own tenants; ensuring a copy of this document is accessible in each unit you own. The association manager is never expected to engage in the settlement of personal problems/issues with other neighbors; his involvement would only come with respect to damage caused to the area of his jurisdiction or the breaking of established rules & regulations that a renter's landlord may fail to handle. All renters should refer to any concerns to the person to whom they pay their rent, whether it be the owner or a contracted property manager. Issues with other neighbors that cannot be resolved by personal contact should be referred to the local police department. The HOA manager should never be called nor asked to assist in matters which should be referred to others. This is expensive in time and personnel. Please help keep our rates down by cooperating! Know who to call and keep their contact numbers handy. Ask them for weekend and night numbers also. They are familiar with the Association Manager's numbers and they know when he should be involved. Owners who live on-site should keep numbers on file for police department, insurance agent, plumbing contractors, electricians, etc. In case of a fire or water leak follow the rules to expedite getting help. The rules are plainly laid out for you and every second counts in an emergency.

## OWNERS:

As owners, we have purchased interior space here. It is our pleasure to live in that space and that space is our responsibility to maintain and improve. The rules & regulations should be followed to the letter as this is what keeps us safe, saves insurance expense for the Association and each owner, and promotes good living practices among neighbors in such close proximity. Your Property Manager and Board of Directors have worked diligently to reduce our insurance costs, to find ways owners can prevent needless accidents and mishaps, and to insure the comfort and safety of living here. Any cost borne by the HOA is money out of our pockets via monthly dues and assessments. HO6 as well as Loss Risk Assessments of \$50,000 should be effective at all times. With cooperation of owners via following rules & regulations we can make a drastic reduction in unnecessary expense. Your compliance is appreciated.

The following graph will be found helpful in determining the areas and items for which both the Association Manager and the Owners are responsible. Please consult your rules & regulations for any further details and maintain a copy that is readily available to you.

<u>HOA:</u>	<u>Owners:</u>
Structure of Buildings	Windows
Outside Structures	Doors
Tennis Court	Interiors
Pool	Sprinkler System Heads
Lake	Water Pipes & Lines to Unit
Playground	Electrical Wiring in Unit
Bridges	HVAC
Lawn	Appliances
Sidewalks	Flooring
Parking Lot	Hot Water Heaters
Outside Lighting	
Riser Rooms	

## Rules & Regulations Maintenance Addendum

Effective January 1, 2016

1. All water heaters must have drain pans installed. Exterior pan drain line wall attachment is approved for the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Water heaters need to be exchanged out as early as 7 years but no longer than 10 unless manufacture recommendation is different.
2. All water supply lines to be replaced with the metal braided connectors. Those are the ones that have two female end connectors. Toilet lines, sink lines, and dishwasher are the ones that have water supply lines that need to be changed out.
3. Washer water supply hoses replaced every 5 years.
4. Refrigerator water supply line to be replaced by a metal braided or double mounted end connectors.
5. Heater and air conditioning drain lines flushed out every year to remove sludge blockage.
6. During freezing weather, all interior heat temperature must be at least 65 degrees. This is to prevent water pipes and fire sprinkler pipes in the walls and ceilings from freezing and bursting.
7. The main water valve in your unit must be shut off during any length of absence. There have been many times when water incidents occurred while the residents were away. Each unit has one located inside your unit.

**Note:** Noncompliance of those 7 items will result in the HOA making you responsible for the liability that will result from the damage. This applies to all owners. Owners are responsible for the actions or non-actions of renters or guests. If your property is managed by a property manager, I recommend that you email a copy (record of transmittal) of this amendment so that they are aware and accountable if they are negligent. All receipts or invoices of work performed must be maintained by owners to verify of the date that the maintenance Rules & Regulations have been performed. This requirement is for insurance liability issues. After this revised Rules & Regulations is in effect from that day forward all legal options to fight the liable party for damages will be used.

# *The Crossings at Morganton Condominiums*

## Fire Prevention Notice:

**Absolutely no flammable or combustible items allowed or used on patios, decks, or storage:**

1. No cooking by any method on decks and patios.
2. No BBQ grills of any type. If you have a BBQ grill you will not receive a warning, it will be taken.
3. No tiki type lamps or candles.
4. No fireworks on the premises.
5. No propane gas tanks or containers with flammable content.
6. Also forbidden is cigarette butts thrown onto the ground anywhere.

**Highest fines allowed by law will be assessed to the owner of the unit.**