

EAGLES COURT CONDOMINIUMS RULES & REGULATIONS

Eagles Court Condominiums Rules & Regulations apply to all owners & residents. Owners are responsible for the actions of their guests, tenants & guests of tenants.

Owners must have an HO6 Insurance Policy on their property & provide management with a copy of insurance coverage.

Common Areas

One of the responsibilities of the Association is to maintain the appearance of the common areas.

Landscaping

Landscaping such as lawn care (e.g., mowing, over-seeding, fertilizing, etc) and tree/shrubbery maintenance is the responsibility of the Association. This work is contracted annually to a landscape maintenance firm on the basis of competitive bids and performance. Homeowners should not plant and/or remove trees or shrubs without requesting prior approval from the Board.

Guidelines

- **No exterior changes are allowed.**
- Landscaping projects must be approved in advance (except for plantings themselves (e.g., trees, shrubs, flowers)).
- Clothes lines are not allowed.
- Satellite dishes are permitted, but cannot exceed 24 inches (or that allowed under Federal/State Statute). The dish may only be placed on a unit owner's balcony or patio comprising of the Limited Common Area of that owner's unit. No dishes may be placed on a pole and then installed on common areas. The placement of the dish must be approved by the Board, and any request for a satellite dish must be submitted to the HOA board, via the management company, at least 60 days prior to installation.

Parking/Vehicles

- Homeowners should park vehicles within designated parking areas only.
- Boats, commercial vehicles, trailers, utility vans, recreational vehicles, or other non-private use vehicles are not permitted on any parking areas or common areas of Eagles Court at any time.
- All vehicles must have a valid license plate.
- No vehicle maintenance may be performed on Eagles Court property.

Any vehicles that violate the above policies may be towed at the vehicle owner's expense by Dean's Towing – (336) 922-0925.

Miscellaneous

- No loud, illegal, or offensive activity should be carried on upon homeowner's property or Common Area(s).
- No animals or poultry of any kind shall be kept on any lot except dogs, cats, and other household pets.
- Pets can be kept provided that at all times they are confined to the owner's unit and do not create a nuisance or safety risk to adjoining homeowners.
- All pets must be on leash in the Eagles Court community as in accordance to the City of Winston-Salem ordinances, and all homeowners must pick up all pet waste and dispose of properly.
- Signs are not permitted in public view, including for 'For Rent' or 'For Sale' pertaining to the unit.
- Political signs are allowed in a homeowner's unit with the following restrictions: 1) signage only allowed 90 days before and removed after election and 2) a maximum of two political signs may be displayed.
- Personal property (toys, bicycles, skateboards, scooters, etc.) should not be left in sight of interior or exterior common areas.
- Commercial activity is not allowed in Eagles Court aside from a 'home office'. A home office is permitted as long as traffic is not generated within the community (aside from normal delivery: USPS and overnight delivery).
- The mailbox keys are the responsibility of the homeowner/tenant, and the HOA is not responsible for lost/broken mailbox keys.
- Solicitation is not permitted within the community.
- Properties to be used as Single Family Dwellings only and in accordance with Federal, State, and Municipal statutes.
- Vehicles including bicycles & wheeled toys are not allowed on grassed or landscaped areas.
- No oversize items, furniture, construction debris or any other non-household garbage may be disposed of in the trash containers or the area surrounding them.

Fine Process

The following process will be followed when a fineable issue presents itself:

Step 1: Homeowner will be notified in writing of any issues along with necessary corrective actions and a compliance date. Homeowner may challenge issue(s) with the Board of Directors at a called hearing. The homeowner will be notified the date, time and place for the hearing. Questions should be sent through the Property Management Company. The hearing does not constitute approval of the violation.

Step 2: After the hearing, if homeowner does not comply with the request, a fine of **\$100.00** (One Hundred US Dollars) per day will be levied until the issues are resolved.

Step 3: Fines will continue until such time that Homeowner notifies Property Management Company that the issue has been corrected at which time a re-inspection will occur. If issues are resolved satisfactorily and in accordance with Covenants and/or Rules and Regulations, fines will be suspended. If the issue(s) are found to still be in effect, legal action can be initiated as allowed by law.

Conclusion

The rules, responsibilities, and procedures outlined in this document have been established by the Board of Directors to work in tandem with the Covenants/By-Law's to ensure the ongoing financial, aesthetic, and home resale viability of the Community. The cooperation of each homeowner and resident will be mutually beneficial and greatly appreciated!

All current homeowners have previously received a copy of the Original and Amended Covenants and By-Law's. A complimentary copy will be provided to new incoming homeowners. Additional copies of these documents (Covenants, By-Laws, and Rules/Regs) can be obtained from the Management Company.