

SYCAMORE HOMEOWNERS ASSOCIATION, LTD.

P. O. Box 24982

Winston-Salem, NC 27114-4982

RULES & REGULATIONS

1. Owners are responsible for the actions of their guests, workers, tenants and tenants' guests, including use of the parking lot.
2. Owners must carry \$100,000 liability insurance and provide proof of coverage annually to the property manager, Messick Properties Group, Inc.
3. Failure to pay amounts owed Sycamore will result in suspension of voting rights, and revocation of use of the common areas including streets and parking courts, and can result in foreclosure.
4. Condominiums at Sycamore are limited to residential use. Business activities are prohibited.
5. Offensive behavior that can be heard or seen by others is prohibited. Loud disturbances such as boisterous outside socializing, horn honking, loud mufflers and racing motors of all types of vehicles is prohibited.
6. Occupancy is generally accepted at a maximum of two persons per bedroom.
7. Common areas are maintained by Sycamore and any "individualization" such as plants, placement of plant pots and decorations are permissible only with written permission from the Board of Directors. Placement of patio furniture is limited to decks and patios, and items may not be placed in common areas without written permission from the Board of Directors. (Section 10, Page 12 of Covenants)
8. Clothes, cloths or any other material may not be dried or draped on outside doors, deck railing or bushes. No rugs or other floor covering are allowed on uncovered decks.
9. Signs are prohibited in the common area, on buildings or visible from outside the condo other than a security sign (limited to 8" x 8"). Open house signs are allowed from Friday at 5:00 PM to Sunday 4:00 PM, to be located at the entrance of Sycamore and in front of the unit.
10. Owners are responsible for the maintenance of (1) windows, including glass and hardware trim; (2) doors, (3) exterior lights on the unit and (4) cleaning of patios, decks, walkways, stairways and stoops. Any needed repairs should be made promptly by the homeowner or resident.
11. Installation of satellite dishes requires written permission from the Board of Directors. Dish installation is limited to attachment to chimneys.
12. NC State Law prohibits grilling within 10 feet of any combustible materials, i.e. grilling

on decks, patios or near buildings. Grills must be removed from common area once cool (gas) or cold (charcoal) not more than 12 hours after grilling. Day to day storage of grills is to be at the back of condos on decks and patios or in garages. Upper units may store their grill in the common area as designated by the Board of Directors.

13. Storage and overage of any kind are prohibited either under or on porches and decks, to the sides or backs of units or in common areas. Decks and patios must present an orderly and neat appearance at all times.
14. All garbage is to be bagged and placed in a garbage can with a lid. The purchase or replacement of garbage cans is the responsibility of the homeowner and is limited to two cans with lids per unit. Rollout bin is not allowed and will be removed at the discretion of the board.
15. Recycle bins may be placed at the curb after 6 PM the evening before pickup and must be removed from the curb by the end of day of pickup. Bins must be stored inside the unit or on the back deck or patio out of sight and never in the front of the building anywhere.
16. Outside light fixtures that are operated by switch from within the unit are to be maintained by the unit owner. Only approved fixtures and white, clear or yellow bug lights are allowed. String lights are only permitted with Board approval.
17. Each condo has one assigned parking space. All other spaces are first come, first served. For units with garages, the garage is assigned space; if a unit has two cars, the primary car should be parked in the garage or driveway to the garage, not out in the common parking lot. All cars should park as closely to the curb and other cars as is practical to maximize utilization of parking spaces. Our parking spaces allow for two cars per unit regardless of occupancy rate. Only personal passenger vehicles are allowed. All motorized vehicles are to be parked in a parking space.
18. Cars must have valid license tags and must be operational. Residents should register their vehicle information, including license tag number, with the Neighborhood Watch Chairman. This includes any vehicle changes and any guests visiting more than three days. Otherwise vehicles are subject to towing.
19. Hoses are to remain detached from spigots and neatly arranged.
20. Pets are limited to tame and domesticated cats and dogs not to exceed two animals per unit. Upper units are restricted to two animals not exceeding 20 lbs. each or one animal not exceeding 40 lbs. Lower units and townhouses may have two animals not exceeding 20 lbs. each or one animal not exceeding 80 lbs.
21. Pets are to be walked for nature calls in areas around the complex perimeter. Pet walkers must promptly clean up after their pets by being prepared with a plastic bag or other tool for removal. Pets, including cats, must be on a leash when outside, which is a city ordinance. Pets cannot be left unsupervised on decks, patios and in the common area.
22. The speed limit within the complex is 15 miles per hour and will be enforced.

23. Violations of these rules of Sycamore restrictive Covenants and By-Laws are subject to a fine of \$25 per incident. Repeated incidents, after the first notice of oversight, will result in a fine being doubled for each subsequent oversight, not excluding legal action.
24. The Outside Recreational Activity documentation is hereby incorporated.

To: All residence of Sycamore and their quest.

Subject: Outside recreational activity.

From: Sycamore Board of Directors

In order to create an environment of peaceful enjoyment for all residence and their guest, please adhere to the following:

A map of the complex is attached. Red areas are restricted for the sole use of the unit owner, members of their household and their guest. This is the area in front, back and to the side of your unit if you are an end unit. Garden units share this area. The red areas not associated with your unit should not be entered onto by any member of your household or guest without the express permission of the owner of the area in question. If the owner of another unit asks a member of your household or guest to stay out of their area it is your responsibility to see that this request is respected. The roadways should be used to get from point A to point B.

*Landscapers, service personnel, Community Watch, Board of Directors and our Property Manager have access to all areas of the complex.

The yellow areas on the map are open to all. The parking lots are open to all. Sycamore assumes no liability for any activity taking place in these areas. It is your responsibility to supervise members of your household and their quest.

There should be no activity that could result in damage to the property. No recreational vehicles (bicycles, scooters, motorcycles, etc) are allowed on the grass areas or sidewalks. No climbing on the brick walls, mailboxes, trees and shrubs.

Any damage to Sycamore's property or others personal property (cars, windows, plantings etc) due to a member of your household or guest activity is your sole responsibility to rectify.

Sycamore



5365 5367 5369 5371

5359 5363
5357 5361

Larch Ct.

5356 5354 5352 5350

5379 5377 5375 5371

5369 5365 5361 5357
5367 5363 5359 5355

Heathcote Ct.

5378 5376 5374 5372 5370

Leewood Dr.

194 196 198
192

Kinloch Ct.

193 191 189 187 185

184 186 188
190

178 182
176 180

COUNTRY CLUB RD.