

Laureldale Condominiums

April 20, 2017

Dear Neighbors:

Enclosed please find a copy of the new Rules and Regulations that have been approved by the Board of Directors (Board) for the Laureldale Association of Unit Owners, Inc. (Association) pursuant to Section 2.2 of the Bylaws and Article VI, Section 10 of the Declaration of Condominium, which grant the authority by the Board and the Association to implement reasonable regulations concerning the use of the Units, appurtenances thereto and Common Areas and Facilities. As required, a copy of the enclosed regulations is being sent to all Unit Owners.

The Board has previously allowed all Unit Owners an opportunity to provide comments and feedback regarding the Rules and Regulations. Several Unit Owners provided great feedback which was reviewed by the Board. As previously communicated, the Board all Unit Owners will be given up to 30-days to comply with the new Rules and Regulations, which shall be binding upon the Owners, their families, tenants, guests, invitees and agents, until and unless such regulation, rule or requirement be specifically overruled and cancelled in a regular or special meeting by the vote of a Majority of the Unit Owners. Therefore, the enclosed Rules and Regulations shall become effective as of June 1, 2017.

For any questions, comments or feedback regarding the proposed Rules and Regulations, please submit your written response to admin@hawthornemgmt.com or by US Mail using the Charlotte PO Box provided at the bottom of this letter.

Sincerely,
Board of Directors
For the Laureldale Condominiums

Enclosure

LAURELDALE CONDOMINIUMS

RULES AND REGULATIONS

Mission Statement

The Board of Directors (the “Board”) of the Laureldale Association of Unit Owners, Inc. (the “Association”) is committed to the Unit Owners and Residents of the Laureldale Condominiums (the “Community”). It is our mission to preserve the quality of life in our condominium community; to maintain the financial wellbeing of the Association; to protect and embrace the value of the Condominium Property; and to provide for routine maintenance and overall management.

Adopted: March 14, 2017

LAURELDALE CONDOMINIUMS

RULES AND REGULATIONS

1.	Introduction	
1.1	Definitions	3
1.2	Enforcement of Rules and Regulations	4
1.3	Board of Directors	4
1.4	Management Company	4
1.5	Monthly Assessments	5
2.	General Architectural Standards	
2.1	Antennas and Satellite Dishes	5
2.2	Roof Accessories	5
2.3	Fabric Awnings	5
2.4	Exterior Maintenance to Walls, Doors, Storm/Screen Doors, Lighting, Paint Colors, Hardware, Porches and Patios	5
2.5	Holiday Decorations	6
2.6	Window Air Conditioning Units and Window Fans	6
2.7	Window Treatments	6
2.8	Interior Maintenance	6
2.9	Exterior Utility Systems	7
3.	Community Standards	
3.1	Beautification and Use of Limited Common Areas and Natural Common Areas	7
3.2	Grills, Grill Platforms, and Fire Safety	8
3.3	Garbage, Garbage Rollout Carts, Recycling, and Recycle Storage Bins	9
3.4	Disturbing Noises and Nuisances	10
3.5	Outdoor Storage	10
3.6	Community Storage Building	11
3.7	Entrance, Exit and Parking	11
3.8	Pets	12
3.9	Signs	13
3.10	Solicitation	13
3.11	Special Events	13
3.12	Tenants	13

1. Introduction

Welcome to the Laureldale Condominiums! These Rules and Regulations are designed to help preserve our Unit Owners' vision for a well maintained and architecturally appealing condominium development with a sense of community caring and neighborliness. The Rules and Regulations are a supplement to the Bylaws of the Laureldale Association of Unit Owners, Inc. and Laureldale Condominium, *as amended*, and the Declaration of Unit Ownership under Chapter 47A of the North Carolina General Statutes for Laureldale Condominiums, *as amended*.

If you are a first time Resident in Laureldale Condominiums, an early and complete review of these Rules and Regulations will help you with your orientation. You can direct any questions to our Management Company, Hawthorne Management Company, or such other management company as the Board shall contract with from time to time.

The purpose of these Rules and Regulations is to help fulfill the duties and responsibilities of the Board by providing supplemental information to Unit Owners and Residents. These Rules and Regulations detail various community policies and guidelines, and set forth community standards regarding the overall appearance of the entire community.

1.1 Definitions.

- 1.1.1 Buildings means Building A, Building B, Building C, Building D, and the Community Storage Building.
- 1.1.2 Community means the entire Laureldale Condominiums Community, including all buildings, common areas, and parking lots.
- 1.1.3 Common Area means all Limited Common Areas, Natural Common Areas, and parking lots.
- 1.1.4 Limited Common Area means all covered porches and patios connected to any Building, whether covered by a fabric awning or a flat roof, the stairs connected to all covered patios and porches, handrails, iron posts, wood posts, the Community Storage Building, the crawl space under every Building, all wall space that is not located within the Unit Dimensions described in the Declaration of Unit Ownership, and uncovered patios and grill platforms (as defined herein) whether or not approved by the Board of Directors.
- 1.1.5 Natural Common Area means any portion of the Community which is not covered by a Building, or otherwise classified as Limited Common Area, including but not limited to sidewalks, retaining walls, drainage wells, flower beds, grass, trees, shrubs, bushes, pine straw, and dirt.
- 1.1.6 Resident means any person(s) who lives in the Community, including his or her guests, regardless of whether the person(s) is a Unit Owner or a Tenant.
- 1.1.7 Tenant means any person(s) who has a valid Lease Agreement for the rental of a Unit within the Community.
- 1.1.8 Unit means those parts of the Condominium Property which are described in Section 3, Article III of the Declaration of Unit Ownership under Chapter 47A of the North Carolina General Statutes for Laureldale Condominiums, *as amended*.
- 1.1.9 Unit Owner means the record legal fee owner, whether or one or more person(s) or entities, specifically including contract sellers.

1.2 Enforcement of Rules and Regulations.

The Rules and Regulations is an enforceable document in accordance with **North Carolina laws. Every Unit Owner charged with a violation of the Rules and Regulations shall be given notice of the charge, opportunity to be heard and present evidence, and notice of the decision rendered by the Board.**

This intention of the Board is that each rule will be enforced to extent allowable by law. All Unit Owners are responsible for insuring that their guests, visitors, Residents, and Tenants are informed of and comply with all regulations.

Any Resident may report any violations of the Rules and Regulations by notifying the Management Company in writing. Violations or encounters with neighbors or visitors that are unusually obnoxious or dangerous should be reported verbally as soon as possible to the appropriate authorities by calling 911.

1.3 Board of Directors.

The Board has responsibility for the day-to-day operation of the Community. In addition, the Board approves all projects in the Community. The Board plans to meet regularly in order to conduct the business affairs of the Community. Please contact the Management Company to find out the next meeting date, time and location if you wish to make arrangements to attend or speak.

Pursuant to §7A-38.3F, association members may initiate voluntary mediation in an effort to resolve a dispute with the Association. Please note the dispute cannot be related to assessments and both parties must agree to participate in the mediation.

1.4 Management Company.

The Management Company's duties include accounting services, collection of Unit Owner's assessments, paying bills, and providing financial support and reporting to the Board; the handling of Unit Owner complaints and inquiries; and perform landscape services, and other Common Area property repair and maintenance functions. The Management Company should be contacted in the event of any emergency or to answer any questions related to the Association. Twenty-four (24) hour answering services are provided for emergencies. The address for general correspondence and phone number for the community's current Management Company are:

Hawthorne Management Company
P. O. Box 11906
Charlotte, North Carolina 28220
704.377.0114
admin@hawthornemgmt.com
www.hawthornemgmt.com

1.5 Monthly Assessments.

Each Unit Owner is assessed monthly for the operation of the Community. The general assessment covers: water and sewer, outdoor lighting, insurance, landscaping, exteriors, roofing, and general maintenance. The dues are payable on the first of each month and should be mailed to the Management Company or such other place as the Board designates in writing to the Unit Owners.

2. General Architectural Standards

2.1 Antennas and Satellite Dishes. Antennas and satellite dishes are not permitted to be attached to the exterior of the Buildings.

2.2 Roof Accessories. Skylights, solar panels, solar collectors or other solar powered apparatus are not permitted.

2.3 Fabric Awnings. All fabric awnings attached to the exterior of the buildings are owned and maintained by the Association. Tampering with fabric awnings and/or its brace support is not permitted. Hanging items from fabric awnings and/or its brace support is not permitted. Due to mounting and the potential for damage to the exterior structure, no other permanent or retractable awnings, screening and/or tent type canopies are allowed.

2.4 Exterior Maintenance to Walls, Doors, Storm/Screen Doors, Lighting, Paint Colors, Hardware, Porches and Patios.

2.4.1 No modifications to any exterior façade or surface are permitted unless approved by the Board, including but not limited to modifications to doors, windows, ceilings, lighting, brick, concrete, iron, and wood.

2.4.2 No Unit Owner, his employees, agents, or guests will mark, paint, drill, nail, or in any way deface any exterior wall, ceiling or roof (other than as expressly permitted herein). The Unit Owner will be held responsible for any and all damages.

2.4.3 Maintenance and repair of the entrance doors, screened doors, locks, windows and latches are the responsibility of the Unit Owner.

2.4.4 The screen on all screen doors must be black in color.

2.4.5 Board approval is required prior to changing any exterior paint color or wood stain.

2.4.6 If any Unit Owner changes the hardware on any door to his Unit, the new door hardware must be consistent with the standard brass finish used within the Community.

- 2.4.7 No signs of any kind will be displayed to public view from any Unit or Common Area without prior written consent of the Board.
- 2.4.8 No other signage denoting the Unit Owner's street address is permitted to be affixed to the exterior of any Unit without prior Board approval, excluding the standard Unit number affixed to every front door.
- 2.4.9 Every front door and back door must have a standard sized Unit number affixed to it containing the Unit Number and Building Letter, e.g. 1A, each character not to exceed 3 inches in height and 2.75 inches in width, and in the standard brass finish used within the Community.
- 2.4.10 All firewood stored in the Limited Common Area must be kept on a rack six (6) inches from the floor and six (6) inches from the exterior wall. Firewood may not be stacked in any Natural Common Area.
- 2.4.11 The cleaning of the Limited Common Areas, windows, doors, and screen doors is the responsibility of the Unit Owner. An owner shall be notified by the Management Company to clean up his/her Limited Common Area, windows, doors, and screen doors if not maintained on a regular basis.

2.5 Holiday Decorations.

- 2.5.1 Holiday decorative lights, garland, greenery ornamental items, and wreaths are allowable from the week before Thanksgiving through the 15th of January.
- 2.5.2 Seasonal decorations (e.g., Easter, Halloween, Thanksgiving, etc.) are approved two (2) weeks prior to the event until one (1) week after the event.
- 2.5.3 No decorations may be mounted to the awnings, roof, siding or railings. Owners will be responsible for any damage done to doors, columns, railings, or brick during the mounting/decorating process or as a result of continual wear.
- 2.5.4 No decorations shall be placed in or upon the Natural Common Area.

2.6 Window Air Conditioning Units and Window Fans. Window air conditioning units and window fans are not permitted in the Community.

2.7 Window Treatments. Window treatments on all windows that face the street should be neutral in color and kept in a state of a good repair.

2.8 Interior Maintenance.

- 2.8.1 Unit Owners and Tenants are responsible for any and all damages due to misuse or neglect of fireplaces and disposal of hot ashes and firewood.
- 2.8.2 Unit Owners are responsible for cleaning of their chimney. This should be done yearly before using the fireplace. The buildup in the chimney can cause fires.

Any resulting damage because of dirty fireplaces and chimneys will be the direct burden of the Unit Owner or Tenant responsible.

2.8.3 Unit Owners are responsible for the conduct of their contractors. Construction shall only be performed Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. so that it will not interfere with the rights, comfort, or convenience of other Unit Owners.

2.8.4 The Unit Owner will be responsible for any damage or waste resulting from stoppage in the plumbing pipes as a result of misuse or neglect and will reimburse the Association, on demand, for the expense incurred due to waste or the repair or replacement of any such equipment.

2.9 Exterior Utility Systems. The location and dimensions of all exterior utility systems servicing an individual unit, including HVAC systems, furnaces, and hot water heaters, existing in any Common Area as of the date these Rules and Regulations are adopted by the Board of Directors, are hereby approved. Any and all new installations of Exterior Utility Systems, or changes in location and dimension to existing exterior utility systems, must be approved in advance by the Board of Directors.

3. Community Standards

3.1 Beautification and Use of Limited Common Areas and Natural Common Areas.

3.1.1 No changes may be made to the exterior of the Buildings, including exterior light fixtures, or any Common Area without first receiving approval in writing from the Board.

3.1.2 The Association assumes no liability for any loss or damage to articles left in any Common Area.

3.1.3 All of the land and landscaping located within the Community are owned and maintained solely by the Association. **There shall be no changes or alterations of any kind to the community landscaping**, including but not limited to, the removal or installation of dirt, rocks, stones, slate, edging, trees, plants, shrubbery, flowers, gardens, garden boxes, patios, or grill platform(s). Any unauthorized changes to the Community's property are a violation of these *Rules and Regulations* and subject to the maximum punishment permitted by law.

3.1.4 Birdbaths, birdhouses, and fountains are not permitted anywhere in the Community.

3.1.5 One birdfeeder per Unit may be hung or displayed in the Limited Common Area. No birdfeeders should be kept in the Natural Common Area due to landscaping maintenance considerations. The areas surrounding birdfeeders must be maintained and kept cleaned for sanitary reasons and to avoid rodents.

- 3.1.6 Residents may not keep, store, maintain, or display any personal belongings in the Natural Common Areas including but not limited to outdoor seating, tables, yard art, deck boxes, bird feeders, unused flower pots and planters, or any other items, but specifically approved Exterior Utility Systems. Residents may place seating in the Natural Common Areas temporarily, when the seating is in use. However, no temporary seating may be left in the Natural Common Area overnight due to landscape maintenance considerations.
- 3.1.7 Benches and patio furniture are only permitted inside Limited Common Areas. However, no items of personal property may be kept, stored, maintained, or displayed in the crawl spaces without the express written consent of the Board.
- 3.1.8 No indoor furniture or non-seasonal art of any kind, including but not limited to stools, sofas, love seats, padded chairs, lamps, carpets, screens, wind chimes, gnomes, statues, ironwork, garden stakes, string lights, lanterns, bird cages, and dream catchers may be displayed in any Common Area.
- 3.1.9 Residents may, at their own expense, maintain live, potted plants in the Limited Common Areas so long as such potted plants do not interfere with the use and enjoyment of the Limited Common Areas by other Residents, and are not inconsistent with the standard look of the Community. No Resident may have more than two (2) live, potted plants may be hanging from the porch roof. No potted plants shall be placed in the Natural Common Area including on the drainage wells or in the pine straw. All dead flowers and plants in pots should be promptly removed. Planter pots not in use should be stored out of sight.
- 3.1.10 No clinging vines or trellises are permitted in the Community due to landscape maintenance considerations.
- 3.1.11 No items, other than those specifically permitted under these Rules and Regulations, may be hung from or under the porch roof, in order to keep a consistent look for the Community.
- 3.1.12 No trashcans, trash bags, recycling bins or containers, ashtrays, cigarette butts, ash buckets, or any other trash may be kept in the Common Area(s).
- 3.1.13 No laundry, clothing, rugs, linens, shoes, towels, or other such items are to be hung from or set on windows, walls, railings or trees in any Common Area.
- 3.1.14 No roller skates or skateboards can be used in the Common Areas due to possible damage to structures and increased liability risk. The use of play equipment in the Common Areas is permissible as long as it does not result in damage to trees, shrubs and structures.
- 3.1.15 Sidewalks, entrances, passages, and stairways shall be kept clear of all obstructions by the Unit Owners and Residents and not used for any purpose other than for entering and exiting.

3.2 Grills, Grill Platforms, and Fire Safety.

- 3.2.1 Propane gas grills are NOT allowed to be stored or used inside any Limited Common Area.
- 3.2.2 Unit Owners may submit an architectural request form to build a flat space in the Natural Common Area upon which to store a propane grill (“Grill Platform”). The Board reserves the right to deny any request for a Grill Platform if the Board decides, in its sole discretion, that the proposed Grill Platform is not practical due to landscaping concerns, or if it is inconsistent with Community standards.
- 3.2.3 Storage of propane or gasoline (that is not attached to an approved grill) shall NOT be placed in the Natural Common Areas without first obtaining written approval from the Board.
- 3.2.4 Charcoal grills and fire pits are a fire safety concern and are prohibited.
- 3.2.5 Cigarette butts, cigar butts, matches or other flammable materials shall not be discarded in the pine straw, landscape beds or ground under any circumstance as it is a fire hazard to Community.
- 3.2.6 It is a violation of the NC Fire Code to operate open flame devices on or near the patios of our buildings. For the safety of all Residents, no cooking devices including but not limited to hibachis, grills, and propane grills may be operated in the Limited Common Areas at any time.

3.3 Garbage, Garbage Rollout Carts, Recycling, and Recycle Storage Bins.

- 3.3.1 All garbage is to be bagged and placed in the garbage rollout carts provided by the City of Charlotte and located inside the Laurel Avenue entrance and near the Vail Avenue exit. The City of Charlotte will not empty the garbage rollout carts if they see anything other than bagged garbage. Any trash not placed inside the proper containers shall be removed at the violator’s expense.
- 3.3.2 Large, bulky articles shall not be placed in the garbage rollout carts, including furniture, mattresses, building materials, wooden pallets, vacuum cleaners, lamps, and the like. **It is the Resident’s responsibility to call the City of Charlotte [at 311] to schedule the pickup of large, bulky trash items.** Any bulky items not scheduled for pickup by the Resident who leaves it shall be removed at the violator’s expense.
- 3.3.3 The garbage rollout carts are emptied by the City of Charlotte on Tuesday of each week. If a holiday falls on the service regular day, the schedule is changed. For schedule changes, go to www.charmeck.org.
- 3.3.4 Community Residents are encouraged to recycle. A list of recyclable and non-recyclable items can be found at the City of Charlotte’s website: www.charmeck.org.

- 3.3.5 All recyclable items should be placed inside the green recycling rollout carts provided by the City of Charlotte and located inside the Laurel Avenue entrance and near the Vail Avenue exit. The City of Charlotte will not pick up recyclable items that are not inside the green recycling rollout carts. Any trash not placed inside the proper containers shall be removed at the violator's expense.
- 3.3.6 Rinse and remove all food/liquid residue from recyclable items before placing them inside the green recycling rollout carts.
- 3.3.7 Do not bag recyclables. Place recyclables loosely in the recycling cart. Do not overfill the recycling cart. The cart lid must be closed.
- 3.3.8 Cardboard boxes must be broken down and flattened prior to placing them inside the recycling cart.
- 3.3.9 No recycle bins or recycle containers may be displayed outside of any unit in the Limited Common Areas or Natural Common Areas.
- 3.3.10 The recycling carts are emptied by the City of Charlotte every other Tuesday. If a holiday falls on the service regular day, the schedule is changed. For schedule changes, go to www.char-meck.org.
- 3.3.11 Any violation of these garbage or recycling rules has a direct impact on everyone in the Community.

3.4 Disturbing Noises and Nuisances.

- 3.4.1 Residents should make every effort to refrain from emitting disturbing noises in the building by him or herself, his or her family, servants, employees, agents, visitors, and licensees that will interfere with the rights, comfort, or convenience of other Residents.
- 3.4.2 Obnoxious, offensive or illegal activities that are carried on upon common areas, parking areas, or within any Unit, are prohibited and shall be considered an annoyance or nuisance to other Residents of the Community.

3.5 Outdoor Storage.

- 3.5.1 No items of any kind, whether an indoor or outdoor items, may be stored in the Natural Common Area without the express written consent of the Board.
- 3.5.2 No household items, including indoor furniture and fixtures, may be stored in the Limited Common Areas.

- 3.5.3 Lumber, wood of any type (other than firewood), and other termite-attracting products may not be stored anywhere in Common Areas. Firewood stored in the Limited Common Area must be kept on a rack six (6) inches from the floor and six (6) inches from the wall. Firewood may not be stacked in the Natural Common Area.
- 3.5.4 No recycle bins, trash containers, or deck boxes may be displayed in the Limited Common Areas or Natural Common Areas.

3.6 Community Storage Building.

- 3.6.1 The Community Storage Building shall be for the storage of bicycles only.
- 3.6.2 It is the Resident's responsibility to secure their bicycles inside the Community Storage Building.
- 3.6.3 The Association is not responsible for items lost or stolen from the Community Storage Building.
- 3.6.4 All bicycles must be parked using the bicycle rack located inside the Community Storage Building. No bicycles should be parked along the walls or near the door to the building.
- 3.6.5 Unit Owners are responsible for supplying a key to the Community Storage Building to their respective Tenants. Unit Owners may obtain a copy of the key from the Management Company for a fee of \$10.

3.7 Entrance, Exit and Parking.

- 3.7.1 The Laurel Avenue entrance is the only entrance into the Community and is a two-way entrance/exit.
- 3.7.2 The Vail Avenue exit from the Community is a one-way exit. No vehicles shall enter the Community from the Vail Avenue exit.
- 3.7.3 The driveway connecting the Laurel Avenue entrance parking lot and the Vail Avenue exit parking lot is a one-way driveway. Vehicles leaving the Vail Avenue parking lot must exit to Vail Avenue.
- 3.7.4 Each Unit may use a maximum of two (2) parking spaces in the Community parking lots at any one time.
- 3.7.5 The Board has given the Management Company authority to tow at the owner's expense, cars or other vehicles improperly parked.

- 3.7.6 **Vehicles shall only park in marked spaces**, which shall be used for parking of automobiles, motorcycles, mopeds, and passenger trucks only.
- 3.7.7 Commercial vehicles shall not park in any of the Community parking lots. Vehicles with lettering advertising goods and/or services, commercial trucks with large overhead racks, or weighted tag vehicles shall not park in the Community parking lots.
- 3.7.8 Automobiles, moving vans, or delivery trucks shall not park, drive across, or drive onto the Community lawn or walkways. Any damage resulting from the violation of this regulation will be at the direct expense of the Unit Owner.
- 3.7.9 All Residents' vehicles must be properly licensed and have a current inspection sticker displayed.
- 3.7.10 Vehicles must be operable at all times. Vehicles shall be considered inoperable if they have a flat tire, an expired license tag or an expired registration sticker. Vehicles rendered inoperable or in need of repair must be removed from the Community's property.
- 3.7.11 No inoperable (either temporarily or permanently) or wrecked vehicle of any type may be allowed on Community property.
- 3.7.12 Only minor repairs to vehicles will be allowed in the parking lot. Vehicles shall not be left on blocks, jacks, etc. overnight. Vehicles shall not be driven onto the lawns or landscaping in order to make minor repairs.
- 3.7.13 Please be conscientious of other Residents and do not block their cars.
- 3.7.14 Recreational vehicles may park in the Community parking lots for no more than twenty-four (24) hours; i.e., motor homes, boats, and trailers.
- 3.7.15 Storage trailers, PODS, moving trucks, moving vans, or any other type of mobile storage system using two parking spaces or less may park in the Community parking lots for a reasonable amount of time not to exceed five (5) days. Each Unit may use a maximum of two (2) parking spaces in the Community parking lots at any one time.
- 3.7.16 If your car or a visitor's car is towed, please contact the towing company displayed on the towing signs in the parking lot.
- 3.7.17 The speed limit for the Community is five (5) miles per hour. Fines will be imposed for chronic violators.

3.8 Pets.

- 3.8.1 Dogs must be carried or kept on a leash at all times when being walked by a Resident. Unit Owners and Residents are responsible for any injury, property damage, or disturbance inflicted or caused by their dog.
- 3.8.2 Dogs cannot be left outdoors in the Limited Common Area or Natural Common Area unattended at any time. Dogs must be controlled so as not to create a nuisance or unreasonable disturbance, including loud and excessive barking.
- 3.8.3 Residents must immediately clean up all dog waste and dispose of it in the garbage rollout containers.
- 3.8.4 Animals that pose a threat of attack, injury, or danger or disturbance are not permitted in the Community. Any animal that is trained for attack would be considered vicious.
- 3.8.5 Any unattended dogs or cats on common ground are subject to capture and confinement by the City of Charlotte. All Residents have the responsibility to call Animal Control at 311 to report unattended dogs or cats. Residents should also provide the same information to the Board.
- 3.8.6 Invisible fences, dog houses, exterior pet doors, and animal pens are not permitted in the Community.
- 3.8.7 No animal shall be maintained, housed, or bred for commercial purposes. The number of household pets shall not exceed two (2) per Unit except for newborn offspring of such household pet which are under nine (9) months.
- 3.8.8 Visiting pets are subject to the same Rules and Regulations.

3.9 Signs.

- 3.9.1 No sign of any kind (except for security signs) shall be displayed to the public view on any Unit or from any Common Area without prior written consent from the Board of Directors.
- 3.9.2 A security system warning sign, not to exceed 6"x6" in size, may be displayed at the entrance to the Unit. Security signs shall be in good order and replaced when bent or faded.

3.10 Solicitations.

- 3.10.1 In order to protect the privacy and safety of the community, Residents are asked to support and abide by the NO SOLICITATION restrictions by asking door-to-door salespeople or people delivering leaflets to leave the Community.

3.11 Special Events.

- 3.11.1 Unless a Community-sponsored event, yard sales are not permitted.
- 3.11.2 Special event parties may be held in the Common Areas with written permission from the Board.

3.12 Tenants.

- 3.12.1 Unit Owners shall provide the Management Company with a copy of their current Lease Agreement, including the name and contact information of their Tenants each time their Unit is leased.
- 3.12.2 It is the responsibility of the Unit Owner to provide their Tenants with the Rules and Regulations of the Association.
- 3.12.3 Tenants are to abide by the same Rules and Regulations as are the Unit Owners.
- 3.12.4 Unit Owners are responsible for any damages caused by their Tenants.
- 3.12.5 No Unit Owner shall be permitted to lease a Unit for transient or hotel purposes including on websites such as Airbnb, VRBO, or Homeway. No Unit Owner may lease less than the entire unit. Any lease agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and the Bylaws and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease; and the Owner of any such leased Unit shall, upon receipt of written request from the Board detailing any such failure by the lessee to comply with the terms of the Declaration and Bylaws, undertake to cure or require the lessee to cure any such failure to comply within thirty (30) days of such written request. If such failure to comply has not been cured within thirty (30) days, then the Owner shall terminate such lease and take immediate steps to remove the defaulting lessee from the unit.

These Rules and Regulations formally adopted by the Laureldale Association of Unit Owners Board of Directors on the 14th day of March, 2017.

By: Katharine S Walker
President of Laureldale Association of Unit Owners, Inc.