

610 HILLSBOROUGH STREET CONDOMINIUM OWNERS ASSOCIATION, INC.
COVENANTS, RULES AND REGULATIONS
As approved December 4, 2017

The Rules and Regulations set forth below appear as paragraph 12, Use of Building, in the Declaration of Covenants, Conditions and Restrictions. Additions to these Rules and Regulations were approved by the Association Board of Directors pursuant to Article III, Section 7 (e) of the Association Bylaws. These additional Rules and Regulations appear below in bold typeface and are effective upon approval by the Association Board of Directors unless indicated otherwise.

The following Rules and Regulations shall apply to unit owners, tenants and guests.

1. The building and each of the units (15 total) shall be used for the following purposes only:
 - a. All twelve Class A second and third floor units shall be used only for residential purposes.
 - b. All three Class B first floor units shall be used for commercial purposes. Such uses shall not interfere with or obstruct the quiet enjoyment of Class A units during the period of 5:30 PM to 8:30 AM on business days and all day on holidays and weekends. In no event, shall the Class B units be used for a restaurant, bar or night club without the consent of eighty percent (80%) of the Class A unit owners and 60 percent (60%) of the Class B unit owners.
2. The use of the building and units are further restricted by the bylaws of the Association. No unit may be subdivided into smaller units or any portions thereof, sold or otherwise transferred without first amending the bylaws to show the changes in the units to be effected thereby.
3. No more than two persons over the age of eighteen unrelated by blood or marriage shall reside in any single residential condominium unit for more than thirty days in any one consecutive calendar year.
4. Common areas and facilities shall be used only for the purposes for which they are intended and the furnishing of services for the enjoyment of the units.
5. All stairwells and other common areas shall be kept clear of all trash and items of personal property at all times. These areas may not be used for storage of such items even on a short-term or temporary basis.
6. No noxious or offensive activity shall be conducted upon any unit nor shall anything be done thereon which may be or may become an annoyance or nuisance or shall interfere with the peaceful possession and quiet enjoyment of property by unit owners.

7. Unit owners, tenants and guests must remain in full compliance with city noise restrictions as those restrictions appear in the Municipal Code of the City of Raleigh and as those restrictions apply to the Raleigh City District. Among those restrictions is the playing of any radio, phonograph, amplifier, televisions, tape deck, tape recorder, or musical instrument in such a manner or with such volume during the nighttime hours as to annoy or disturb the quiet, comfort or repose of any person. Owners, tenants and guests should attempt to resolve noise disputes among themselves before contacting the Raleigh Police Department or York Security at 863-8090.
8. No animals, livestock or poultry of any kind shall be kept or maintained in any unit except that dogs, cats or other household pets may be kept or maintained provided they are not kept or maintained for commercial purposes. All household pets shall be kept on a leash at all times when in the common hallways and on stairs and otherwise outside of the units. Pet owners are responsible for cleaning up their pets' waste from any common areas or neighboring properties. Pet owners are responsible for insuring that their pets do not damage the 610 Hillsborough Street building in any way, said damage to include, but is not limited to, damage to doors and carpets in common areas. The Association will repair any such damaged property and will bill the pet owner.
9. No outside radio or television antennas, including satellite dishes or receivers, shall be erected on any unit unless and until permission for same has been granted by the Association.
10. No signs shall be permitted on or about the Class A units. Any signs on or about the Class B units shall conform to all laws and regulations of the City of Raleigh.
11. Balcony Areas:
 - a. Only white shades specifically designed for outdoor balcony, porch or patio use is permitted on unit balconies. These shades must be kept clean and in good repair. These shades must not extend below the level of the balcony floor.
 - b. Balconies are not to be used as storage rooms. Only the following items are permitted on the balconies: Artificial or healthy live plants and flowers in pots or planters, patio chairs and tables, and no more than two bicycles.
 - c. Towels, rugs, rags and other items are not to be draped over or suspended from the balcony railing or from any location on the balcony visible from the street.
 - d. Balconies are to be maintained in a clean and neat condition at all times.

12. Unit owners shall not park or store any motorcycle, camper, trailer, trailer vehicle or similar vehicle anywhere on the premises. No trucks, other than short-stay commercial delivery vehicles, shall be permitted except for standard 2-ton or less pickup trucks or smaller sized trucks.
13. Each owner is allowed up to two (2) parking tags per unit. These should be passed to new owners at the time of sale. Any tags that are found to be missing will be voided and the cost for replacement tags is \$50.00 per tag.
14. Unit owners acquiring title to a unit after the date of approval of this provision by the Association Board of Directors shall be charged a one-time \$100 move-in fee.
15. A pet fee of \$75.00 per dog, per year will be charged annually on July 1st.
16. Unit owners will be charged for updating the resident directory and for reprogramming the telephone access equipment for any non-owner resident.
17. Unit owners shall provide a copy of these Rules and Regulations to renters of their units immediately upon a renter taking possession of a unit and shall take any and all necessary steps to insure that their renters abide by these Rules and Regulations. Any lease or rental agreements involving the units shall be in writing and shall be subject to the requirements of the Association documents and Association Rules and Regulations governing same. Any lease or rental agreement shall particularly incorporate all restrictions and requirements of these Rules and Regulations as set forth herein above.

Enforcement: The Board of Directors shall review any alleged violations of Association Rules and Regulations. Persons found to be in violation of any Rule or Regulation shall receive written notice of the violation and shall be provided an opportunity to bring the violation into full compliance. Pursuant to the authority of Chapter 47C of the North Carolina General Statutes, the Board of Directors may fine unit owners up to \$100.00 per violation. Fines may be recorded as liens against the units and may subject the units to foreclosure.

Approved by 610 Hillsborough Street Condominium Owners Association Inc. Board of Directors on this the 4th day of December 2017.

BOARD OF DIRECTORS
610 HILLSBOROUGH STREET
CONDOMINIUM OWNERS ASSOCIATION, INC.