

Rules and Regulations

Autumn Chase Condominiums
Revised: April, 2001

RULES AND REGULATIONS	Page 3
THE GOVERNANCE OF AUTUMN CHASE	Page 3
THE AUTUMN CHASE CONDOMINIUMS	Page 3
BOARD OF DIRECTORS	Page 3
OFFICERS OF AUTUMN CHASE	Page 3
COMMITTEES	Page 3
MANAGEMENT	Page 3
WHOM TO CONTACT IN THE EVENT OF A PROBLEM	Page 3
LANDSCAPING AND GROUNDS CARE	Page 4
LAWN CARE	Page 4
TREES AND SHRUBBERY	Page 4
LAWN ACCESSORIES	Page 4
VEGETABLES	Page 4
IVY AND VINES	Page 4
PATIO AREAS / BALCONY AREAS	Page 4
CLOTHESLINES	Page 4
FRONT PORCHES	Page 4
CURTAINS / DRAPES / WINDOW COVERINGS	Page 4
OUTSIDE LIGHTING	Page 5
SIGNS	Page 5
TRASH DISPOSAL	Page 5
PETS	Page 5
CHILDREN	Page 5
PLAYGROUND AND CAMPING EQUIPMENT	Page 5
PARKING	Page 5
USE OF CYCLES, SKATEBOARDS, MOTORBIKES, ETC.	Page 5
SPEED LIMIT	Page 6
STORM DOORS AND WINDOWS	Page 6
YARD SALES	Page 6
FIREWOOD	Page 6
RENTAL HOUSES	Page 6
NOISE	Page 6
HAZARDS	Page 6
LAWN WATERING	Page 6
CAR WASHING	Page 6
TURF DAMAGE	Page 7
ARCHITECTURAL CONTROL	Page 7
RULES AND REGULATIONS PROCEDURE	Page 7
POOL AND TENNIS COURT RULES	Page 7
RULES ENFORCEMENT	Page 7
AUTUMN CHASE HOMEOWNER AND ASSOCIATION RESPONSIBILITIES	Page 8
SWIMMING POOL RULES AND REGULATIONS	Page 9
TENNIS COURTS RULES AND REGULATIONS	Page 10

THE GOVERNANCE OF AUTUMN CHASE

When you purchase or lease a home a Autumn Chase you become a part of a community that is governed in accordance with three official documents:

- i. The Declaration of Covenants, Conditions and Restrictions for Autumn Chase
- ii. The Articles of Incorporation of Autumn Chase Condominiums
- iii. The Bylaws of Autumn Chase Condominiums

Homeowners who did not receive a copy of these documents upon closing purchase of a condominium may secure copies from the management firm for the cost of photocopying.

THE AUTUMN CHASE CONDOMINIUMS

The owners of each condominium automatically have a single vote in the Autumn Chase Condominiums, (hereafter referred to as Autumn Chase). An annual meeting of Autumn Chase is held on the second Monday of December at an announced time and place. A summary of the expenses incurred in the previous year and the budget for the upcoming year are presented, along with other information that may be of interest to the homeowners. Also, an election is held to fill the positions on the Board of Directors that have expired. Occasionally, additional meetings are called to discuss a matter of special importance that needs attention before the next annual meeting.

BOARD OF DIRECTORS

The Board of Directors (hereafter referred to as the Board) is the governing body of Autumn Chase and makes decisions concerning the raising and expenditure of funds, the contracts for work done for Autumn Chase and the establishing and enforcement of the rules of the community. The Board is composed of five (5) elected members who must be an owner occupant. Terms on the board are for three (3) years and are staggered so that two expire each year. The Board meets on the fourth Thursday of each month. All homeowners may attend the meetings of the Board, but voting is limited to its elected members.

OFFICERS OF AUTUMN CHASE

The officers of Autumn Chase include a president, vice-president, treasurer and secretary, who are elected annually by the Board. All officers must be members of the Board. The recording secretary does not have to be a member of the Board. The president presides over the meetings of Autumn Chase and the Board.

COMMITTEES

The Board has established committees to assist in its work. There are four standing committees responsible for Architectural Control, Grounds, Finance, and Social. Occasionally ad hoc committees are appointed to study a specific problem that has arisen. Each year the Board appoints chairpersons of the committees who in turn select the members of the committee. A member of the Board is assigned to work as a liaison with each of the committees. If you are interested in working on any of the committees, contact the chairperson, this is a good way to get involved in the work of Autumn Chase.

MANAGEMENT

In view of the large number of tasks that arise in the day-to-day operation of Autumn Chase, it has been necessary to employ the services of a professional management firm. Among these services are processing of monthly assessments, paying the bills of Autumn Chase, preparing reports on expenditures, keeping records, and undertaking routine repair and maintenance. In addition, it oversees the work of contractors for grounds keeping and landscaping, painting, repairs and maintenance.

ASSESSMENTS

Monthly assessments are due on the first of each month. If not paid by the tenth of each month there will be a 10% late fee imposed.

WHOM TO CONTACT IN THE EVENT OF A PROBLEM

If a problem arises which may fall within the general responsibilities of the Association, it is suggested that you first call or write the management firm. If you are not satisfied with the response you receive, your next recourse is to contact a member of the Board. Beyond that, the matter may be called to the attention of the president of Autumn Chase.

LANDSCAPING AND GROUNDS CARE

One of the principal responsibilities of Autumn Chase is to maintain and improve the appearance of the grounds. The Grounds and Architectural Control Committees assist the Board in fulfilling this responsibility.

LAWN CARE

Lawn care, such as mowing, trimming and fertilization, is the responsibility of Autumn Chase. Normally, this work is contracted annually to a lawn care firm on the basis of competitive bids. Workers are not responsible for moving bicycles, lawn furniture, toys, or hoses in order to mow. To facilitate mowing and to keep up the appearance of the community, no belongings should be left on the common areas.

TREES AND SHRUBBERY

Autumn Chase is responsible for trimming and replanting shrubs and trees that existed on the property at the time of the transfer from the developer or were added by the Association at a later date. Replacement may be delayed for budgetary reasons or to await the proper season for planting.

Flowers may be planted by the upstairs homeowner in the brick planters at the entrance to the upper units. They are the responsibility of the upper unit owner. Flower beds on the common property are the responsibility of Autumn Chase.

LAWN ACCESSORIES

No items - such as birdbaths, lawn decorations, or Christmas decorations - may be placed on the common grounds without written permission from the Board.

VEGETABLES

Vegetables may not be planted in front of the buildings or anywhere on the common grounds.

IVY AND VINES

Ivy and other vines on the exterior surface of the unit are difficult to control, can damage exterior wall surfaces, and increase the cost of maintenance. Homeowners who desire to have such vines must keep them in pots and away from all building surfaces - walls, windows, frames. If the owner fails to keep them away from the building, the vines will be removed by Autumn Chase and the homeowners will be charged for the work.

PATIO AREAS / BALCONY AREAS

The patio and balcony areas should be kept up in a way that is not unsightly for neighbors. No flower pots, etc. to be placed on the railings. Upstairs balcony owners are responsible for placing ~~grass~~ outdoor carpet or astro-turf on balcony floor so that no dirt, water or other refuse falls on the patio below.

CLOTHESLINES

Clotheslines present an unsightly view to neighboring homes and are, therefore, not permitted within the Autumn Chase community. Folding clothes racks are prohibited as well as towels or clothing hung on railings, stairs or decks.

FRONT PORCHES

The porches are to be kept clear of any items other than planters that are reasonable in size and do not impede access for neighbors.

CURTAINS / DRAPES / WINDOW COVERINGS

Blankets, sheets, towels and other types of makeshift window coverings are considered only as temporary. The Board recommends they be removed within three weeks after resident has taken charge of the unit and replaced with drapes, curtains, blinds or shutters in an off-white color.

OUTSIDE LIGHTING

The bulbs on rear patios, balconies, and front porches are the responsibility of the homeowner. Street and other security lights are the responsibility of Autumn Chase.

SIGNS

NO SIGNS OR ADVERTISEMENTS OF ANY TYPE ARE PERMITTED ON THE GROUNDS AT AUTUMN CHASE. However, For Sale signs are allowed to be placed in the window of the individual unit.

TRASH DISPOSAL

A trash compactor has been placed for disposal of household garbage only. Large items i.e. furniture, mattresses, box springs, etc. are to be disposed of by the unit owner at the county landfill. DO NOT place items around the compactor.

PETS

Dogs, cats and other domestic pets are allowed, provided they shall not disturb or annoy residents. The City of Raleigh leash law shall be adhered to. That is, pets shall not run free on the common areas, nor may they be chained in these areas. 'Pooper scoopers' should be used by the owner immediately, wherever the pet eliminates. Please take the feces to a garbage can. Do not throw into grass or mulched areas. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of the owner.

CHILDREN

Reasonable supervision of children by a responsible adult should be exercised at all times when children are playing on the common grounds or using the recreational facilities.

PLAYGROUND AND CAMPING EQUIPMENT

Including but not limited to sandboxes, swing sets, seesaws, trampolines, tents, playhouses, dog beds, etc. may not be placed on common grounds.

PARKING

No vehicles other than passenger vehicles may be parked at any time in the parking lots. Two parking spaces per unit have been allotted. None of the vehicles described below shall be stored, allowed to remain, or be parked in the parking areas:

- a. boats and / or boat trailers
- b. recreational vehicles including, but not limited to campers, camper tops and motor homes
- c. moving trailers, utility trailers and cookers
- d. unlicensed, abandoned and / or disabled vehicles of any kind
- e. step vans and custom vans that are not used continuously as a primary means of transportation
- f. dirt bike motorcycles
- g. commercial vehicles larger than a one ton pickup, truck or van.

Licensed motorcycles are restricted to the parking lots only and shall not be parked or ridden on the common grounds or back patios.

The repair or extraordinary maintenance of passenger vehicles or any other type of vehicle on common grounds is strictly prohibited. VIOLATION OF ANY OF THE ABOVE SHALL RESULT IN TOWING AT THE OWNERS' EXPENSE AND IMPOSING OF APPROPRIATE FEES.

No motorized vehicles, except those used by grounds contractor, are allowed on the grounds at any time. Violators may be fined and will be held financially responsible for all damage such as to lawns, trees and shrubbery, underground pipes, and curbs.

USE OF CYCLES, SKATEBOARDS, MOTORBIKES, ETC.

Homeowners and their guests may use bicycles, skateboards, and other non-motorized recreational vehicles within the Autumn Chase community, provided they exercise due care and consideration for pedestrians and motor vehicle traffic. Motor bikes, go-carts or other non-licensed motorized vehicles may not be operated on the roads or other common

grounds within Autumn Chase community. Cycles, skateboards, etc. may not be left unattended or stored on common grounds.

SPEED LIMIT

For safety reasons, the speed limit on any road within Autumn Chase community shall be 12 miles per hour. Special attention should be exercised when driving within the Autumn Chase community to insure the safety of all.

STORM DOORS AND WINDOWS

Storm doors are to be unadorned and trim to be bronze in color with full glass and / or screen, made of metal. Storm windows and screen windows are to be bronze in color with full screen. No others are to be used. The approved windows and doors are on record with the management company.

YARD SALES

No yard sales will be permitted in Autumn Chase.

FIREWOOD

Firewood must be stored at least 18 inches from any wooden structure. Any upstairs units with wooden balconies should store only a few days supply of wood on balconies to prevent catastrophic damage to the balcony structure; and, to have a heavy plastic or metal cover under the wood to prevent termites and other insects from entering the wood of the building from the firewood and causing structural damage. No wood is to be stored on the balconies in the non-wood burning season. On the patios / balconies where wood is kept, frequent spraying should be done to prevent insects. Large stacks of wood may be neatly stacked in the natural areas. It is the responsibility of the homeowner to dispose of any wood that has decomposed or is known to be infested with termites or other insects.

RENTAL HOUSES

No owner may lease his condominium unit for transient or hotel purposes. All leases shall be in writing on the standard lease form prescribed by the Board. A minimum term of at least three months is required for each occupant. A lease shall be subject in all respects to the provisions of the Condominium instruments and the rules and regulations of the Associations: any failure by the lessee to comply with the terms of the condominium instruments shall be a default under the lease. In the event of noncompliance by any tenant of a condominium unit with the terms of the condominium instruments, the Board of Directors shall have the right to require the Owner or Lessee of the condominium unit to terminate the lease because of the default and to levy a charge or fine against the owner of the unit for such noncompliance.

NOISE

Being thoughtful of one's neighbors is especially important. Measures must be taken to keep from disturbing the peace and tranquility to which you and your fellow neighbor and owner is entitled. Radios, stereos, TVs or pets should not be louder than normal conversational level. Loud noises should be avoided at all times, but especially between the hours of 11:00 p.m. and 8:00 a.m. If a resident should be disturbed, he or she should first attempt to notify the disturbing party. If it recurs, notify the management company, and / or the Board of Directors.

HAZARDS

The discharge of firearms, fireworks or any other noise making or explosive devices is not permitted at any time within the boundaries of the Autumn Chase community.

LAWN WATERING

Excessive watering by homeowners is discouraged. Do not leave hoses and sprinklers running several hours or overnight.

CAR WASHING

Car washing is limited to the parking area behind the pool house on Broadleaf Circle. A hose is provided at this area.

TURF DAMAGE

Any activity that disturbs the turf of the ground is prohibited, i.e. golfing, bicycles, etc.

POOL AND TENNIS COURT RULES

There are separate rules governing these recreational facilities attached.

ARCHITECTURAL CONTROL

No building, fence, sign, wall or other structure shall commence, be erected or maintained upon the property. Nor shall any exterior addition to or change or alteration be made - such as screen porches, window and door replacement - until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing by the Board. Any architectural change made without written approval of the Board is subject to a fine and corrective action will be required at homeowner's expense.

RULES AND REGULATIONS PROCEDURE

The Board of Directors of Autumn Chase may, at any duly held meeting, make such changes to the rules and regulations as they deem necessary or desirable for the comfort of the community. Owners are reminded that there are specific rules governing the use of recreational facilities, guidelines and procedures of the Architectural Control Committee, as well as certain requirements which are set forth in the Declaration of Covenants and Bylaws of Autumn Chase.

RULES ENFORCEMENT

In an effort to preserve the integrity of every homeowner's investment, it may become necessary for the Board to take special action to enforce the rules of the Association. The Board is empowered to suspend voting rights in the case of those who disregard rules after a request for compliance has been made. As a final resort before the initiation of legal action, the Board may impose fines ranging from \$25.00 to \$100.00 per occurrence which may be repeated if violations continue. Homeowners are responsible for the actions of their dependents, guests, and lessees. Any unpaid fines will be carried as a lien on the subjected property.

MORE EXTENSIVE GOVERNING RULES ARE FOUND IN YOUR LEGAL DOCUMENTS.

AUTUMN CHASE HOMEOWNER AND ASSOCIATION RESPONSIBILITIES

	Association	Homeowner
Common Area and Limited Common Area	X	
Decks and Patios	X	
Doors and Door Frames		X
Doors (Painting) Exterior	X	
Dryer Vents and Vent Covers		X
Electrical Wiring and Service		X
Exterior Trim and Siding	X	
Exterior Lighting Fixtures Attached to Building	X	
Exterior Post Lights	X	
Exterior Outlets	X	
Fences and Rails around Decks	X	
Fences in Common Areas	X	
Framing of Building Structure	X	
Gates	X	
Glass Surfaces:		
Windows		X
Doors		X
Heating and A/C Lines and Equipment		X
Interior Damage of Ceiling and Walls Caused by Leaking Roofs &/or Siding	X	
Interior Building Surfaces		X
Insects:		
Termites and Carpenter Bees	X	
Control of all other Insects		X
Mailboxes	X	
Painting Exterior of Townhomes Including Storage Sheds (per schedule and as required)	X	
Structural Supports	X	
Retaining Walls	X	
Screen, Windows and Doors		X
Steps	X	
Storage Shed	X	
Storm Windows and Doors		X
Street Parking Area	X	
Street Lights	X	
Trees / Shrubs / Grass (Association Provided)	X	
Inside Fences	X	
Walkways (Concrete)	X	
Water Lines:		
From Meter to Home	X	
To Meter from Main Line	X	
Outside Water Faucets and Line	X	
From Foundation Inside to Fixtures	X	
Windows, Sashes, Frame and Sill	X	

Homeowner is responsible for the repair or replacement if the damage is caused by the willful or negligent acts of the owner, his or her family, tenants, contractors employed by the owner or tenant, guest or invitees.

SWIMMING POOL RULES AND REGULATIONS

The following rules and regulations are for the protection and benefit of all to assure safe and sanitary Operation of the pool facilities. Your cooperation in abiding by these conditions will afford a pleasant recreation for all concerned. Parents are requested to caution their children and guests to observe all rules and regulations.

Every resident has the right and responsibility to see these rules are enforced. If a rule is violated, this action should be brought to the attention of the violator. If there is continued misbehavior or a serious violation of the rules it should also be reported to York Properties. Further disciplinary action will be taken which could result in being barred from the pool area.

All persons using the pool or pool area do so at their own risk and sole responsibility. The Autumn Chase Homeowner's Association does not assume responsibility for any accident or injury in connection with the use of the swimming pool by any owner or guests.

POOL ACCESS

Guests: Each resident is allowed two (2) guests at any given time. Residents will be held responsible for all actions of their guests. Residents must be with their guests at all times while guests are using the pool. The cost of any property damage will be charged to the responsible party and / or the homeowner.

Investor Owned Properties: The investor or his lessee will be granted use of the pool, but not both.

GENERAL RULES

- (1) Children under 12 years of age must be accompanied by an adult for admission to the pool area. An adult is defined as someone 18 years of age or older. Children under 18 years of age are not allowed in the pool area after 7:00 p.m. daily without being accompanied by a legal guardian.
- (2) Clean, proper bathing attire must be worn when using the pool. No cutoff type clothes (jeans) or tennis attire will be permitted. Strings from cutoff jeans get into the filter system.
- (3) All children not toilet trained must wear nylon pants with elasticized waist and legs. Diapers and plastic or rubber pants may not be worn in pool for sanitary reasons.
- (4) Running, pushing, wrestling, ball playing or causing undue disturbance in or about the pool area will not be tolerated.
- (5) No loud abusive or profane language or breach of the peace will be tolerated. Music played at an undisturbing level is allowed.
- (6) No life preservers, inner tubes, water wings or play equipment may be used in the pool. If floating articles are used by non-swimmers as a swimming aid, those articles must be Coast Guard approved.
- (7) No pets of any kind are allowed within the pool area at any time.
- (8) No wheeled vehicles are allowed in the pool area.
- (9) Admission shall be refused all persons having any infectious disease, sore or inflamed eyes, colds, nasal or ear discharges, or any communicable disease, of any kind. Persons with excessive sunburn, open sores, or bandages of any kind will not be permitted.
- (10) Spouting water and similar unhygienic actions will not be permitted in the pool area.
- (11) No glass will be permitted in the pool area, i.e. beer bottles, soft drink bottles, wine glasses or bottles, highball glasses, etc.
- (12) No food shall be allowed within the pool area.
- (13) Members shall not litter pool area (containers are provided for refuse). Chairs and surrounding area shall be cleaned after they are used. Cigarettes shall be extinguished in suitable containers.
- (14) Intoxicated persons are not permitted within the pool area.
- (15) Any person caught damaging or removing pool property is in violation of the pool rules and will be subject to disciplinary and legal action.
- (16) The Homeowner's Association will not be responsible for loss or damage to personal property of any kind, including loss of change in the beverage machine.
- (17) The pool may be closed at any time due to either breakdown, or other operational difficulties or inclement weather.
- (18) Pool hours are from 10:00 a.m. until 10:00 p.m. Sunday through Thursday, and from 10:00 a.m. until 11:00 p.m. Friday and Saturday.

NO LIFE GUARD ON DUTY!!!! SWIM AT YOUR OWN RISK!!!!

TENNIS COURTS RULES AND REGULATIONS

The purpose of the following rules and regulations is to maximize the use of the tennis court at Autumn Chase. Your cooperation in abiding by these rules and regulations will afford a high level of enjoyment of tennis facilities.

Every resident has the right and responsibility to see that these rules are enforced. If a rule is violated, this action should be brought to the attention of the violator. If there is continued misbehavior or a serious violation of the rules, it should also be reported to York Properties. Further disciplinary action will be taken which could result in the resident being barred from the court.

WHO MAY USE THE COURTS

The investor or his lessee - but not both - will be granted use of the tennis courts. It is the investor's responsibility to give his lessee a copy of the rules and regulations.

Each resident is allowed up to three (3) guests at any given time. The resident must accompany his guest while they are playing. The resident will be held responsible for all actions of his guests. Persons from the neighborhood who are not residents of Autumn Chase may use the courts only when they are guests of a homeowner.

TIME RESTRICTIONS

If there are waiting players, singles play is limited to one (1) hour and doubles play is limited to one and a half (1 1/2) hours. Any player who is asked to relinquish a court because of time limits will be permitted to complete the game, not bthe set, he has already begun. This completion time must last no longer than five (5) minutes.

Adults (18 years and older) shall have priority on the courts after 6:00 p.m. every day of the week. The priority available to adults shall also apply to one adult is playing with one or more non-adults.

1. Smooth sole shoes must be worn on the courts at all times.
2. No glass will be permitted in the tennis court area at any time.
3. No pets are allowed on the courts under any circumstances.
4. Players shall not litter the court area. Containers are provided for used cans, balls and other refuse.
5. No unreasonably loud music will be permitted at the court area.
6. No skating, bicycling, skateboarding or any similar activity will be permitted on the courts at any time.

AUTUMN CHASE HOMEOWNER AND ASSOCIATION RESPONSIBILITIES

	Association	Homeowner
Common Area and Limited Common Area	X	
Decks and Patios	X	
Doors and Door Frames		X
Doors (Painting) Outside	X	
Dryer Vents and Vent Covers		X
Electrical Wiring and Service		X
Exterior Lighting Fixtures Attached to Building	X	
Exterior Outlets	X	
Exterior Post Lights	X	
Exterior Trim and Siding	X	
Fences and Rails Around Decks	X	
Fences in Common Areas	X	
Framing of Building Structure	X	
Gates	X	
Glass Surfaces:		
Windows		X
Doors		X
Heating and A/C Lines and Equipment		X
Insects:		
Termites and Carpenter Bees	X	
Control of All Other Insects		X
Interior Building Surfaces		X
Interior Damage of Ceiling and Walls Caused by Leaking Roofs and/or Siding	X	
Mailboxes	X	
Painting Exterior of Condos Including Storage Sheds (per schedule and as required)	X	
Retaining Walls	X	
Screen Windows and/or Doors		X
Steps	X	
Storage Shed	X	
Storm Windows and/or Doors		X
Street Lights	X	
Street Parking Area	X	
Structural Supports	X	
Trees / Shrubs / Grass (Association Provided)	X	
Walkways (Concrete)	X	
Water Lines:		
From Meter to Home	X	
To Meter From Main Line	X	
Outside Water Faucets and Lines	X	
From Foundation Inside to Fixtures	X	
Windows, Sashes, Frame and Sill	X	

Homeowner is responsible for the repair or replacement if the damage is caused by the willful or negligent acts of the owner, his or her family, tenants, contractors employed by the owner or tenant, guest or invitees.

