

Rules and Regulations for the Cypress Creek Townhomes Association

THESE RULES AND REGULATIONS ARE INTENDED TO SUMMARIZE THE “DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS” FOR CYPRESS CREEK TOWNHOMES, WHICH ARE INCORPORATED AS PART OF THE DEED OF EACH PROPERTY OWNER. IN THE EVENT OF CONFLICTS BETWEEN THESE RULES AND REGULATIONS AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE LATTER WILL PREVAIL.

ALL HOMEOWNERS IN CYPRESS CREEK ARE MEMBERS OF THE CYPRESS CREEK TOWNHOMES ASSOCIATION. THE ASSOCIATION IS GOVERNED BY A BOARD OF DIRECTORS ELECTED BY THE HOMEOWNERS AND IS MANAGED BY A MANAGEMENT FIRM SELECTED BY AND UNDER THE DIRECTION OF THE BOARD.

Cypress Creek Townhomes Association

- Each of the units shall be occupied only for residential purposes.
- No practice shall be permitted that reasonably could be considered a source of annoyance or nuisance to other residents.

Owner Responsibilities

Maintaining their units in good order and repair, notifying CAS Management at 910-295-3761, option 2 or customerservice@casnc.com of maintenance needs. The division of maintenance responsibilities between owner and the Association are defined in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of the CYPRESS CREEK TOWNHOMES ASSOCIATION as filed in the Moore County Register of Deeds.

Providing a copy of current Cypress Creek Rules and Regulations to any tenant or guest.

Renters must comply with all rules and regulations and promptly report all maintenance needs to the unit owner.

All parts of the property must be kept in a clean and sanitary condition with no garbage accumulation.

Association Manager Responsibilities

- Repairs and improvements to common areas as approved by the Association.
- Contracting for maintenance services and repair work.
- Accounts receivable and payable for work done in common areas and building maintenance under their cognizance.
- Preparing quarterly financial statements.
- Preparing preliminary budgets for Board of Directors review.
- Advising/informing the Board of Directors.
- All other tasks as prescribed by the Board of Directors.

Board of Directors Responsibilities

- Establishing and enforcing covenants in accordance with the Declarations and By-Laws of the Cypress Creek Townhomes Association.
- Maintaining and enhancing the value of the property.
- Reviewing and approving the yearly budget for presentation to owners.
- Consulting and directing the Community Manager.
- Initiating legal action when it becomes necessary to assure compliance with the covenants.

Restrictive Covenants

- Driveways and entrances may not be used for storage. Garage doors must be closed when not in use. Decks and porches should be kept clean and neat.
- Written plans for exterior alterations MUST be submitted in advance to the Board for approval.
- No drying or airing of any clothing or bedding shall be permitted outdoors.
- No structure of any nature shall be erected on owner's property.
- All trash cans must be kept inside the garage. Trash is to be disposed of in the bins at the designated site.

No burning of wood, leaves, trash, or garbage shall be permitted on the premises. No fire pits are allowed in Cypress Creek.

Vehicle Regulations

Parking should be in the unit's garage or driveway. Overflow parking for guests is allowed on the street ONLY with a Cypress Creek tag displayed. Vehicles improperly parked are subject to towing at the owner's expense.

Boats, trailers, trucks over ½ ton, campers, buses, recreational vehicles, or commercial vehicles may not be parked without special permission from the Board. Oversized, unconventional and unsightly vehicles are prohibited.

Vehicle maintenance must be done within the confines of the unit's garage or driveway.

Parking or driving on non-paved surfaces is prohibited without special permission of the Board. Resultant damage from such action shall be charged to the unit owner. Visitor parking should be in the owner's driveway or on the street on the inner loop only.

No golf carts may be stored on the premises.

Safety

In common areas, an adult must supervise children at all times. Unit owners are responsible for property damage by children in their care. Children play at their own risk. CAS Management and the Board of Directors shall be held blameless for any accidents.

Please use caution when performing outdoor cooking. Be extra careful and attentive when grilling on any wooden surfaces such as the deck.

All residents and guests must observe pool rules when using the facility.

Maintenance and Repairs

Any qualified person may do repair work. For insurance purposes, the Board suggests using licensed workers. CAS Management has a list of reputable people who may qualify. To avoid damage to other units, all air conditioning, interior plumbing and water leaks must be repaired immediately at the expense of the unit owners. Owners are responsible to attached units for damage resulting from air conditioning plumbing leaks.

Heating and air conditioning equipment, including condensate drains, is the property of the unit owner and will be maintained by the owner. No changes or additions to the heating/cooling system that involve exterior positioning of system components different from the original position may be made without approval of the Board. The unit owner is responsible for the cleaning and maintenance of the system. To prevent damage due to leakage and to enhance the effectiveness of the system, the Board recommends it be serviced twice a year and filters changed monthly.

Pets

Domestic pets are allowed at Cypress Creek. Dogs may NOT be tied outside or enclosed in containers on porches or in common areas. Owners must control their pets on a leash at all times. Incessant barking, howling or otherwise creating a nuisance shall be controlled by the owner. Owners must immediately clean grounds of pet debris and waste. Please keep pets away from plantings, shrubbery and buildings. **Please do not feed any stray animals.**

Charges for Violations

CAS Management shall have the power acting through the Board of Directors to assess charges against a unit owner for violations of the Declaration, By-Laws or the Restrictive Covenants for which such unit owner, family members, renters, or guests are responsible. Before any such charge may be assessed, the unit owners shall be given the opportunity to be heard and to be represented by counsel before the Board. At least fourteen (14) days in advance, notice of such hearing shall be hand delivered or sent via US Postal Service, registered or certified return receipt mail, to unit owner at his/her permanent mailing address. For a single offense, the amount of charges assessed shall not exceed fifty (\$50) dollars plus cost of repairs, if necessary. For an ongoing offense, a charge of ten (\$10) dollars per day shall be assessed against the owner's unit. Failure to pay any assessed charges may result in a lien against the property.