

MACGREGOR PLACE CONDOMINIUM

Rules and Regulations

All owners, residents, their families, guests and visitors shall observe and comply with the provisions of the By-Laws of the Association and with the rules and regulations established by the Board of Directors as set forth below:

ASSOCIATION DUES

Homeowner's dues should be paid before the 10th of every month. Those accounts 30 days past due will be charged a \$20 late fee. When dues are 3 months in arrears, a lien will be placed on the unit. Interest will be charged, plus the cost of filing the lien. Should the aforementioned steps be ignored by the homeowner or back dues be paid without paying interest and lien fees, the costs will continue to accrue and the Board will exercise all available rights in law and equity, which can include foreclosure. The homeowner will be liable for all legal fees incurred by the Board.

Homeowners who pay their dues quarterly should pay before the 10th of the month in the first month of the quarter that is being paid.

ANIMALS

All pet owners shall abide by the Greensboro City Code regarding control of pets. It is unlawful for cats or dogs to run at large, and the County's Animal Control Officers are authorized to impound animals in violation. Pet owners shall not tie their pets to trees or stakes in the common areas or leave their animals unattended outdoors. DO NOT allow animals to defecate outside the natural areas. It is the responsibility all pet owners to clean up after their animals and restore the common area to its prior condition. **There will be a \$20.00 clean up fee charged to any owner in which the owner/resident has been witnessed NOT cleaning up after their pet.** Pet owners shall indemnify the Association and hold it harmless as to any loss or liability arising from a pet's presence in the Condominium.

Pets weighing over 50 pounds and aggressive breeds as dictated by the Guilford County Animal Shelter are prohibited. (see <http://www.adoptshelterpets.org/intake/index.php>) Excessive barking or other nuisance to residents caused by any animal may be grounds for an order to remove the animal from the Condominium.

Unit owners shall not place pet food outside their units. Feeding of stray animals is strictly prohibited (i.e. dogs, cats)

PARKING

See separate document on parking rules and regulations and enforcement.

PLANTING

The Board does not wish to discourage beautification of the premises by residents who want to plant flowers or shrubs on common property. In order that the plan of landscaping will not be interfered with, however, it is necessary that any person planning to plant flowers or shrubbery first request permission in writing from the Board of Directors, who will be guided by the lawn maintenance company. Homeowners will be responsible for the maintenance of flowers or shrubbery they have planted. Failure to maintain the plants will result in their removal and the homeowners will be billed for the cost of the extra yard work. Vegetables of any sort are not to be grown in the common areas.

STRUCTURAL ADDITIONS OR MODIFICATIONS

Installation of any permanent or temporary structures on the common area without the prior written approval of the Board of Directors is prohibited. Detailed written plans with illustrations must be submitted to the Board for approval. Storm doors are to be black with full-view glass. No window blinds shall be attached to any window except blinds which are of two-inch width and white in color. Wood floors are permitted on the first level only. Floors above the first floor must be carpeted in all rooms excluding kitchen, wash room and bathrooms pursuant to Article V 5.13(b) of the Declaration of MacGregor Place.

OUTDOOR FIXTURES AND EQUIPMENT

No fixtures or personal items may be placed on common property (including flower planters, bird baths, bird feeders, flag poles, flammable items, etc.) without prior written approval of the Board of Directors. Bicycles, grills and other equipment may be stored on personal property (such as porches if the same is provided), but it is important to the entire Association that Unit owners take pride in their limited common property and refrain from using it solely for storage or in any unsightly manner. No common area may be used to hold furniture, boxes, lumber, toys or any items that block doorways and entryways to any units pursuant to Article V 5.12 of the Declaration.

TRASH and RECYCLING

Residents shall comply with all rules and regulations established by the Greensboro Sanitation Department regarding disposal and collection of trash and recyclable materials. Trash and recyclable material shall not be left anywhere on Condominium property except in dumpsters or other containers designated by the Association for that purpose. No items of any kind are to be placed outside the trash dumpsters. Identifying information may be pulled from such items and unit owners will be fined. Furniture, trash and large items to be discarded are not to be placed outside the owner's units or in common areas at any time. Furniture and large items are to be placed on Hilltop Road for removal by the City. No exceptions. A trash removal fee of \$25 per item, per occurrence will be assessed to the offending owner/resident.

SIGNS

Signs of any kind are prohibited on common property and limited common property. A single For Sale or For Rent, including a realtor's sign, may be displayed from the inside of only one window of any Unit. No other signs or banners of any manner are permitted.

NOISE AND NUISANCE

No person shall cause or permit any noise or activity anywhere within the Condominium which would result in an unreasonable interference with the rights or comforts of other residents. Each Unit owner shall be responsible for compliance herewith by such owner's family, visitors, guests and tenants and by the family, visitors and guests of any tenant. The requirement of this rule shall apply, without limitation, to the use of musical instruments, radios, televisions and the like, and to power equipment or machinery of any kind. Repeated use of any device or equipment in violation of this rule may result in disciplinary action, including but not limited to an order requiring permanent removal of the device or equipment from the Condominium. Disturbances of the peace, such as loud parties at night, should be promptly reported to the Greensboro Police Department, which has authority to issue a citation if the disturbance continues pursuant to Article V 5.13(a) of the Declaration.

USE OF THE PARKING AREA AND COURTYARD

Use of skateboards, inline skates, roller-skates, motorcycles, mini-bikes, all terrain vehicles (three or four wheel) and all other unlicensed motorized vehicles is prohibit on Condominium property.

OUTDOOR GRILLS

Grills must be used in outdoor areas only in open areas and not on limited common property. Due to potential fire hazard, grills are not to be lighted or used on screened porches, landings or decks.

LAUNDRY

Laundry, towels or other items are not allowed to be hung on limited common property (decks, porches or railings of decks and porches).

YEAR ROUND MAINTENANCE

In the winter, to prevent frozen pipes, heating systems shall be left operating at all times with **thermostats set at a minimum of 60°**. Damages caused to adjacent units due to frozen and broken pipes will be the responsibility of the homeowner causing said damage.

RENTERS AND TENANTS

The owner of a leased or rented Unit shall notify the property manager of the name and phone number of the tenant. All rules of the Association apply to renters and the Unit owner will be held responsible for rule violations by their tenants.

ENFORCEMENT OF REGULATIONS

OTHER VIOLATIONS OF OTHER ASSOCIATION RULES AND REGULATIONS

The Association's property manager is authorized to issue notices of rules violations. If an infraction persists after notice is issued, a fine will be imposed. Unit owners who lease their Units may be fined along with their tenants who commit violations of these rules. Under North Carolina law, the Association is authorized to impose fines of up to \$100 per occurrence of an infraction.

Furniture and large items that do not fit into the dumpster are to be taken to Hilltop Road by Tuesday morning for pickup. If you need help taking it to the road, please contact Lambeth Management and they will contact someone on the board. The board is not responsible for your items, but they are willing to assist you if necessary.