

Community Rules

Cypress Bend Homeowner's Association

1. Introduction:

The Homeowners of the Cypress Bend Homeowner's Association are requested to cooperate by adhering to the following Community Rules. These rules were not set up in an arbitrary fashion nor were they created to inconvenience anyone. This document is to clarify the Declarations which set the guiding principals of the community. These rules do not replace the recorded documents for Cypress Bend.

The Board of Directors has the right to add to these rules as circumstances in the community may change. The purpose of these community rules is to help protect your investment and ensure the safety and comfort of all those living in the Cypress Bend subdivision.

2. General:

- a. Pursuant to the Declaration of Covenants, Condition and Restrictions and the by-laws, the following rules and regulations are presented to the residents of the Cypress Bend HOA, Inc. Resident refers to all home owner(s) and tenant(s). These rules apply to any guests as well.
- b. Common property consists of all landscaped areas, grassed areas, recreation facilities, and any parking lots maintained by the Association.

3. Tenants Renting Property:

- a. Tenants are required to abide by the rules and regulations of the Association. It is the property owner's responsibility to inform their tenants of these rules and regulations. Any violation of these rules and regulations is the responsibility of the unit owners.
- b. No homeowner or investor is to enter into a rental agreement of less than 30 days. Homeowners/investors must provide the Association Manager with the names and telephone numbers and lease agreements of their tenants.

4. Offensive Behavior within the Subdivision:

- a. No injurious or offensive behavior is to be conducted on the streets or in the common area within the subdivision. Furthermore, behavior that creates a nuisance to the community or interferes with its peaceful enjoyment is also prohibited.

5. Pet Ownership Rules:

No animals, livestock or poultry of any kind shall be raised or kept on any Lot or on any portion of the Common Elements, except that dogs, cats and other household pets may be kept in Units provided that said animals are not kept for commercial purposes and further provided that they are kept subject to the following rules and regulations:

- a. No household pet shall be permitted on any portion of the Common Area unless properly restrained. Pets must be on a leash or carried when in the Common Areas of the subdivision.
- b. No household pet shall be left unattended in the front yard, driveway, or on Common Area.
- c. All household pets shall be kept and ¹ maintained in compliance with all applicable laws

and ordinances of Alamance County.

d. Dogs may be housed outside the premise only within fences approved by the ARC. All fences must be in the rear of the property and must not extend forward from the rear of the dwelling. Chain link fences are prohibited. Chaining a dog in view of the common area is not permitted. Electrical hidden fences and permanent wooden or vinyl fences within the subdivision are allowed under the following circumstances.

e. Dogs weighing less than 50 pounds may be housed in an underground hidden electrical fence. An electrical fence must have provisions for a back up electrical source in case of a power failure. Dogs may also be housed in a permanent fence constructed of wood or vinyl. See requirements below.

f. Dogs weighing over 50 pounds must be housed in a permanent wooden or vinyl fence. The location of the fence and type of construction must be approved by the ARC.

g. Pet owners are responsible for cleaning up all animal waste created by their pets in the common areas, streets or rights of way, or on Lots of other residents. All pet waste must be cleaned up immediately and deposited in the owner's waste container.

h. No pet shall be permitted or allowed to remain within the Unit or the Common Area if it constitutes a nuisance due to loud and persistent noise levels or vicious behavior.

Pet owners who allow any pet to damage the common area including any plant material are responsible for paying to have such damage repaired. Pet owners are to indemnify the Association and hold it harmless against any loss or liability of any kind whatsoever arising from or caused by any animal.

Excessive barking of a pet, vicious behavior by a pet or other annoyance to the residents may be cause for an order by the Association to remove the pet from the property after proper notice and the right to a hearing. Homeowners should be mindful of the privacy of others when walking their pets.

6. Automotive Operation and Maintenance:

a. Vehicles are to be operated on in a responsible manner while on roads of the subdivision for the protection of other residents. The subdivision speed limit is 35 MPH. No major vehicle repairs allowed on the common property.

7. Vehicle Parking:

The following restrictions shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, maintenance, or repair of a residence in the immediate vicinity of the residence. These restrictions shall apply to all residents, tenants, and their guests in the subdivision.

a. No cars, motorcycles, boats, marine craft, hovercraft, aircraft, trailer, camper, truck, or van shall be parked or stored in the Common Area unless approved by the Board of Directors.

b. In accordance with Article III of the Declaration of Covenants, no immobile, junked, or unlicensed automobiles, trucks, tractors or any other vehicle shall be permitted to remain on any lot, driveway, or street in the subdivision but may be housed within an enclosed garage.

c. Any automobile, boat, motorcycle, truck, or other vehicle not regularly used by the lot owner shall be parked inside a garage or otherwise screened from view.

d. All cars, passenger vans, motorcycles, and pick-up trucks must be in operable condition and have current license plates and 2inspection stickers.

8. Exterior Building Changes or Additions:

- a. Any homeowner wishing to make additions or changes to their lot must receive written approval from the Architectural Review Committee before implementing the change(s) or addition(s). This includes the planting of trees or shrubs. Violations or acts of omission are subject to legal action.
- b. Additions or changes include, but are not limited to, home additions, accessory buildings, fences, walls, pools, fixed play equipment, clothes lines, satellite dishes, driveways, decks, patio additions, light fixtures, solar panels, storm doors, and painting.
- c. Requests should be submitted in writing with a description of placement, construction or modification with drawings and/or photos where applicable to the committee for review at the next scheduled ARC meeting. Please refer to the ARC guidelines before making any changes or additions to your Lot. Guidelines may be obtained from the Committee or the Manager.

9. Damage to Common Property:

- a. Any resident who causes damage to the common property by driving on the grass or causing any other damage in any manner shall be required to reimburse the Association for the cost of repairs.

10. Conduct of Children:

- a. Parents or guardians are responsible for the general conduct of their children at all times. Damage to the common property or personal property of other residents is the responsibility of the parent or the guardian. Toys and bicycles should be stored from view at the end of each day.
- b. Children are not allowed to loiter in the streets in a manner which obstructs or restricts traffic.

11. Commercial Activity:

- a. No commercial or business activity of any type shall be conducted on any lot except for a private office with the dwelling. The private home office may not be the principal place of business for any company or business and no business with the public shall be conducted except by phone. Temporary yard sales are permitted.

12. Noise:

- a. Residents are to exercise extreme care with the use of musical instruments, radios, television sets, amplifiers, or any other noise that may disturb other residents. This also includes the noise of animals and car stereos.

13. Signs for Soliciting Business or Real Estate Signs:

- a. Signs for soliciting business are prohibited at Cypress Bend. Temporary yard sale signs are allowed for the weekend of the event only.
- b. Signs used for advertising available units such as "For Sale" signs or "For Rent" signs are allowed on the common area opposite of the main entrance sign.
- c. Real Estate signs are allowed on individual lots within the subdivision. Directional pointer

signs are not permitted at intersections or on Common Area. Signs may not exceed 4 square feet.

d. Open house signs are allowed on the week of the event. They may be placed at the entrance of the subdivision (as stated in b. above) and at intersections to direct traffic. They must be removed at the end of the event.

14. Guests of Residents:

a. Residents are responsible for their guests' actions that violate any of the Association rules and regulations, or any further regulations that the Association may enact.

15. Trash and garbage containers:

a. Trash and garbage containers may be placed at the curb on the evening proceeding the schedule trash pick-up day. Garbage containers must then be removed from the street and stored away from view on the evening of the trash pick up day.

16. Violation of Rules:

a. Any violation of these Rules and Regulations will result in the imposition of the fine system pursuant to the North Carolina Planned Community Act (N.C.G.S.47F-1-101 et seq.) after two documented warnings from the Association Manager.

b. Members cited with violations have the right to a proper hearing. Any adjudicatory panel appointed by the executive board shall be composed of members of the association who are not officers of the Board of Directors.

c. The lot owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision.

d. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing for each day more that five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116.

e. Any Members cited with a rule violation must contact the Manager's office in writing with a plan of action within 5 business days.

Approval Statement

This document has been reviewed by the Association Board of Directors and is hereby approved as the Rules and Regulations of Cypress Bend. Further rules may be adopted or current rules may be amended as the Board of Directors deems necessary.

Date Approved: _____

HOA President: _____

HOA Vice President: _____

HOA Secretary: _____

HOA Assistant Secretary: _____

HOA Treasurer: _____