

Feb. 8. 2000 5:50AM

No.0171 P. 1

**HICKORY DOWNS OWNERS ASSOCIATION, INC.  
RULES and REGULATIONS**

For the common good of the neighborhood, all residents are expected to follow basic requirements for condominium and common area use. All owners, tenants, and occupants are legally bound by these restrictions or **RULES and REGULATIONS**. ( see legal references, page 3 )

**Appearance and Maintenance**

1. All windows and patio doors may display appropriate coverings, such as blinds, drapes, or curtains. Interior contents, e.g., clothing, bed and bath items, carpeting, art work or graphics are not to be seen from the exterior.
2. Cleaning items, e.g., brooms, mops, buckets, are not to be in evidence on porches, patios, decks, or the common area.
3. Exterior awnings, blinds, shades, and sunscreens are not to be used on porches, patios, decks, or windows unless approved in writing by the **HDOA Board**.
4. Repair and maintenance of windows, doors, porches, decks, and spaces below overhanging porches are the responsibility of the unit owner. Such also applies to plumbing and interior repairs. Exterior areas requiring repair should be reported in writing to the **HDOA Board**.
5. Under no circumstances will any exterior alteration be made without **HDOA Board** written approval; applicable for both building and common area.
6. Outside satellite dishes , TV and radio antennae are not allowed.
7. All firewood is to be neatly stacked to the rear of the unit. Care must be taken to ensure that it makes no contact with the siding, as this can lead to termite infestation.
8. Religious symbols are not to be displayed on a permanent basis.
9. Each individual unit owner, tenant, and occupant is charged with maintaining their limited common areas in "a not unsightly, unclean, or unkempt condition..."

**Vehicles/Parking**

10. Motorcycles, motor bikes/scooters are to be located in the parking lot, and not on porches, patios, or decks. Bicycles may be placed on the rear patio/deck, but not left in the common area.
11. Neither inoperative or unlicensed vehicles, nor unauthorized vehicles are permitted. Those found in violation will be towed at owner expense.
12. Recreation vehicles, boats, trailers, moving equipment, and commercial carriers are permitted during loading/unloading only. **FORA** has space available on a permanent basis.

13. Each unit has **TWO(2)PARKING** spaces, all of which are not located directly in front of the individual units. If this is the case, additional vehicles are to be located in the auxiliary areas south of unit (1), north of unit (14) for units 1-14; all others, 15-42 are to use the center island. Visitors should be directed to these auxiliary areas as the situation dictates.

14. Guests and visitors are not to wash their vehicles with Hickory Downs water.

#### **Signage**

15. All signage, including FOR SALE/FOR RENT and other commercial entries are prohibited on the premises.

16. Notices placed on **HDOA** bulletin boards shall be signed and dated.

#### **Garbage/Recyclables**

17. City owned garbage containers are not to be used. Because of their size, most of the unit trash compartments could not accommodate such, and they had to be removed. At the present time, Tuesday is the collection day for both garbage and recyclables. Individual questions may be directed to the Department of Sanitation at **560 4185**.

18. All garbage containers and recycling bins are to be kept from view except on collection dates. Covered containers and tied plastic bags are acceptable for pick-up.

#### **Use of Premises**

19. Business ventures involving clients or customers coming onto the premises are disallowed.

20. Yard sales are not permitted. **FORA** will periodically sponsor such.

21. Maximum unit occupancy: 4 bedrooms, 8 persons; 3 bedrooms, 6 persons; 2 bedrooms, 4 persons.

22. Units may be rented on a one year/twelve month lease. No transient tenants are permitted.

23. Equipment that interferes with TV and/or radio reception is prohibited.

24. Loud music or noise is not allowed at any time. Offended neighbors should use discretion to either contact the member involved, notify **HDOA**, or call **911**. Arrangements may be made with **FORA** to host parties.

25. Water hoses belonging to **HDOA** and located throughout the neighborhood shall not be moved.

For their safety, children shall not play in the street or the parking areas. Skateboarding, rollerblading, or rollerskating on Hickory Downs property is disallowed because of HDOA insurance restrictions.

#### **Household Pets**

- 27. Only personal dogs, cats, birds, hamsters, and gerbils are permitted. No breeding, kenneling, outdoor housing, or commercial animal activity is possible.
- 28. Household pets are to be kept in the unit or on a leash when outside.
- 29. Pet droppings on the common areas shall be removed by the owner.

#### **Fire Prevention**

- 30. Any fuel type space heater is prohibited. Unauthorized use could invalidate your unit HDOA insurance coverage.
- 31. Charcoal and gas grills are required by North Carolina law to be at least ten(10) feet from buildings and wooden decks when in use. Grills may be located on rear patios/decks after all live coals have been extinguished. They are not to be left in the common area.
- 32. Unit fireplaces should be cleaned at least every three (3) years or sooner if soft woods are used. Only certified chimney sweeps should be employed. (NOTE: certified also means bonded)

#### **LEGAL CITATIONS/REFERENCES**

Individual Deeds of Trust  
Hickory Downs Declaration of Unit Ownership  
(Chapter 47A, General Statutes of North Carolina)  
Bylaws of Hickory Downs Owners Association, Inc.  
Articles of Incorporation, Hickory Downs Owners Association, Inc.

**SPECIAL NOTE: See attached Addendum for penalty / fine policy for failure to adhere to above.**

As revised 2/96

**ADDENDUM**  
to  
**Rules and Regulations, Hickory Downs Owners Association**

**Penalties for Failure to Discharge Owner/Tenant/Occupant Responsibilities**

Pursuant to the language in the documentation referenced in the **Rules and Regulations**, the Hickory Downs Owners Association will henceforth assess monetary penalties to those in violation of adopted neighborhood standards. Owners and tenants will be jointly responsible for full payment of penalties levied against rented units.

Due written notice will be given to the offending unit resident, with copy to said owner member/representative if not the same, citing the infraction, remedy expected if applicable, and the time line for such remedy.

Action by HDOA to recover relief for failure to comply as indicated will result in an initial fine of **\$25.00**, and in those situations not in remedy as requested, an additional penalty of **\$5.00 per day** until resolved to the satisfaction of HDOA.

Notice of appeal may be made in writing by the affected member within five (5) days of the initial notice, but any monetary penalties so involved shall still accrue at the schedule indicated. **HDOA** shall respond to such appeal with written notice of its next meeting to allow for the member to be heard. Final disposition of the appeal will be made at such hearing.

Specific reference is made, but not limited to the following:

**Declaration of Unit Ownership (4H, 16F, 16H, 18)**

**Bylaws, HDOA (4.13d/e/p, 10.1)**

Adopted 2/21/96 and 3/20/96

**HICKORY DOWNS OWNERS ASSOCIATION, INC.**

**NOTICE OF VIOLATION**

**Date:** \_\_\_\_\_

**Unit No.:** \_\_\_\_\_

**Owner/Resident:** \_\_\_\_\_

You are hereby notified of non compliance with the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A fine of **\$25.00** will be assessed within \_\_\_\_\_ days or by   /  /    
if the problem(s) is/are still present. Thereafter, an additional  
penalty of **\$5.00 per day** shall accrue until resolved.

Please refer to the **RULES and REGULATIONS** and its **PENALTIES**  
stipulations, or contact any member of the **HDOA Board** if you have  
any questions.

Thank you for your cooperation in making Hickory Downs a better place,

William T. Powell, President

**CC:** \_\_\_\_\_