

Cedar Court Unit Owner's Association
Summary of Rules and Regulations
Printed June 1, 2007

The purpose of these summarized rules and regulations is to make life on Cedar Court pleasant for everyone. In this interest, every resident is asked to be courteous, respectful and considerate of other residents. This general rule applies to limiting all noise (honking and yelling), making fair use of common grounds, and avoiding infringing on other residents' space such as their parking spots, front or rear gardens, as well as their front and back porches.

Each owner, whether s/he is also the occupant of the unit or whether s/he is renting the unit out, shall be responsible for making all provisions pertaining to Cedar Court governance, including the Declaration, By-laws, and Rules and Regulations, known to each resident and/or guest of his/her unit. All documents can be downloaded from WWW.CedarCourt.Org. It is also the owners' obligation to enforce these rules and regulations when necessary. Violations of any rule or regulation will result in a minimum fine of \$50 per incident.

Listed are the most common violations. All other rules and regulations should be reviewed at www.cedarcourt.org/bylaws.pdf

1. No unsightly or unkept condition shall be allowed on, about or with regard to any unit. All trash and garbage shall be disposed of as provided by rules and regulations promulgated by the Association. All broken furniture, televisions, and mattresses should be disposed of in accordance with the Town's policies.
2. No items may be stored on the front porches. This includes recycling bins, bicycles, unused planting pots and trash bags) Back porches should be used for bicycles and other large items which are often in use. Broken or unused items should be disposed of or stored within the storage sheds.
3. Clotheslines may be used on the premises, but must be retractable. In addition, they should not interfere with the landscaper's activities, whether it be mowing, pruning or clipping behind each unit. Clotheslines not in use must be retracted at all times. Failure to use a retractable line may result in the line being cut for safety reasons.
4. Dogs should be kept on a leash at all times, and like other pets, should not cause any disturbance to the other residents. Owners must clean up after their pets with immediate disposal of all pet wastes. "Bagged" pet wastes left near porch areas is not acceptable. Excessive barking will not be accepted. Multiple complaints may result in assistance from the Town's Animal Control.

5. Storm doors should be kept in good repair. When replaced, they should be white and consist of two panels, like the ones currently in use.
6. Mailboxes and front porch lights should be kept clean and in good working condition. All light fixtures should be black and lit with clear or white bulbs. All mailboxes should be black or silver and in terms of size and style conform to the standard currently in use.
7. Cardboard boxes must be recycled at the resident's expense. Carrboro and Chapel Hill have several recycling drop off locations for cardboard. Please note, this is not just for Cedar Court, this is for all residents of Orange County. Locations can be found at: <http://www.co.orange.nc.us/recycling/centers.asp>. The closest location is behind the Carrboro Plaza ABC Store on Hwy 54. Another location is behind the gas station on Estes Drive by University Mall.
8. Vehicles should be parked far enough away from the curb to allow pedestrians to access the sidewalks.
9. Bicycles must be stored on the centralized bike rack, on the back porch, or inside the unit. Bicycles must not be chained or stored in the front of the units, they block access to the landscaper, and they damage the rails.