Preston Creekside
Rules & Regulations

Your Board of Directors welcomes the assistance of all Unit Owners in the enforcement of these Rules and Regulations. Violations should be reported in writing to the Managing Agent of the Association, and not to the Board or officers of the Association. The Managing Agent will give notice of these violations to the violating Unit Owner and any appropriate committee. All disagreements will be presented to the Board of Directors, which will take appropriate action. Unit Owners are responsible for the compliance of their guests, invitees and tenants.

GARBAGE AND TRASH

1. All refuse, waste, bottles, cans and garbage shall be securely contained in plastic bags and stored in trash containers in designated areas of the Association. The Unit Owner shall be responsible for any costs resulting from failure to comply with this provision, including, but not limited to, the cost of removal of any improperly placed refuse, waste, bottles, cans or garbage and the cost to repair any resulting in the assessment of a fine by the Board of Directors to be paid by the Unit Owner.

2. All garbage and trash must be inside containers.

3. Disposal of kitty litter, dog waste, or any other garbage, trash, or debris is not permitted on any portion of the common areas.

4. Small cardboard boxes that fit in a recycling container is permitted. Large cardboard should be taken to the Morrisville Recycling Center located on Aviation Parkway.

5. Appliances/furniture of any size are not permitted in the trash corral. These items should be taken to the Morrisville Recycling Center located on Aviation Parkway.

NOISE

1. No Unit Owner, not his family, guests, invitees or tenants, shall make or permit any disturbing noises in the buildings, or upon the common elements, nor permit and conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, sound amplifier or other sound equipment in their Unit in such a manner as to disturb or annoy other Unit Owners. Maximum volumes of all sounds and sound producing equipment shall be enforced between the hours of 10:30 PM and 8:00 AM. All other unnecessary noises, such as bidding good night to departing guests and slamming doors, should be avoided

between these hours. Carpentry, carpet laying, picture hanging or any trade (or do-it-yourself) work involving any noise must be done between the hours of 8:00 AM and 8:00 PM.

2. In addition to the above, the following are also prohibited in Preston Creekside:

    a. Sounding of a horn or any other device on any vehicle except as a danger signal.
    b. Operating any motor vehicle without properly functioning muffler or other noise-diminishing device which will effectively prevent loud or explosive noise.
    c. Firing or discharging firearms for the purpose of making noise. The discharge of fireworks within Preston Creekside is prohibited.
    d. Keeping any animal or fowl that makes noise that disturbs the quiet or comfort of any person.
    e. Any activity that disturbs the quiet or comfort of any person.

PARKING REGULATIONS

Unassigned Parking

There is one assigned parking space within Preston Creekside for each home. The following shall apply with regards to parking by owners/residents and guests:

1. Residents must park in their own assigned space and/or unmarked spaces.
2. All other unmarked parking spaces are for use by residents and guests.

Areas of Prohibited Parking

Parking is not permitted by anyone on any grassed surface.

Parking by Non-Residents

1. Parking by non-residents is permitted only while visiting residents and only in non-reserved spaces.
2. Residents are responsible for ensuring that guests adhere to parking regulations.

Parking of Boats, Campers, Etc.

Parking boats, campers, trailers, limousines, recreational vehicles and oversize vehicles in the community must be approved in writing by the Board of Directors. The parking lot is not available to permanently park any recreational or utility vehicle. Each request will be considered individually to determine the length of time an owner may use the overflow parking lot for this purpose. This includes rental trucks and trailers (i.e., U-Haul, Penske, PODS) used to store and move personal belongings. Approval must be received before parking vehicles on the property of Preston Creekside Condominiums. Residential

vehicles (i.e. campers, trailers, recreational vehicles) and commercial vehicles are prohibited within Preston Creekside Condominiums.

Parking of Inoperable or Un-registered Motor Vehicles

Inoperable or unregistered motor vehicles and/or motor vehicles not displaying current license plates may not be stored or kept within the Preston Creekside neighborhood.

Sleeping, Cooking, or Living in or on Parked Vehicles Prohibited

Sleeping, cooking, or living in or on vehicles, including but not limited to, vans, trucks, cars, utility and residential vehicles (i.e. campers, trailers, recreational vehicles, mobile homes), parked at or within Preston Creekside is prohibited.

Parking of Onsite Storage Pods - Written Approval Required

1. Owners must obtain written approval from the Board of Directors before placing storage pods within the Preston Creekside neighborhood. This request must include where the pod is to be placed, time frame, and contact information for the vendor supplying said pod.
2. Owners will be notified in writing of the Board's decision within fifteen (15) days after receipt of the written request.

VEHICLE REGULATIONS

Vehicles not Requiring Licenses

Operation of motorized vehicles which do not require licensing and registration is not permitted within Preston Creekside. Mopeds and golf carts operated by residents and grounds maintenance equipment are accepted.

Areas Where Operation is Prohibited

Operation of any vehicles, with the exception of maintenance vehicles authorized by the Association, is not permitted on Preston Creekside grassed areas, sidewalks, walking paths or wooded areas without prior written approval of the Board of Directors.

Speed Limit

No vehicle may be operated within Preston Creekside in excess of the posted speed limits.

Repair of Vehicles

1. Only minor and emergency repairs to vehicles are allowed on the premises.
2. Once initiated, repairs must be completed within forty-eight (48) hours.
3. Homeowners are responsible for the cost of repairing any damages caused during vehicle repair work.
4. Junk/Abandoned/Inoperable vehicles are removed from the premises within five days.

Vehicle Violation Enforcement

Any vehicle found to be in violation of the Parking or Vehicle Regulations for Preston Creekside may be towed at the owner's expense. Towing signs will be placed on the property to notify all vehicle owners of towing enforcement and the towing company contact information.

BUILDING AND GROUNDS REGULATIONS

1. Each Unit may be occupied by the owner(s) and his or her family, rented to one family (per unit), or leased to a maximum of two unrelated individuals whose names are recorded on a single lease.
2. Owners who occupy their Units may lease or rent any part of their Unit to one other tenant.
3. Rental agreements for leased property must be in writing and kept on record with the Preston Creekside Homeowners Association. The agreement must be signed by the owner for a term of no less than 12 months with the current tenant.

UNIT OWNER RESPONSIBILITES

Unit Owners are responsible for the following:

1. Providing all residents of their Unit(s) with a copy of all association documents, Rules and Regulations, and keys.
2. Ensuring that residents and guests of their Unit(s) comply with all regulations, by-laws, covenants, declarations of the Association and with city ordinances and laws.
3. Paying all assessments, fines and charges incurred by residents and guests at their Unit(s) or in the community.

GROUNDS AND MAINTENANCE GUIDELINES

1. Residents are responsible for keeping common entry walks free of trash and litter.
2. Porches must not be used as storage areas for boxes, tools, building supplies, and other items that are not usually associated with these areas.
3. Residents are responsible for keeping their porches neat and free of trash and litter.

Animals

1. Animals must be taken to the wooded perimeter of Preston Creekside to relieve themselves. All owners/residents are required to "clean up" after their pets.
2. It is prohibited for animals to relieve themselves within twenty-five (25) feet of any dwelling within Preston Creekside.
3. No pet(s) over 25-lbs. total weight will be allowed on the 2nd floor and no pets over 50-lbs. will be allowed on the first floor. This applies to owners of units and those renting from unit owners.
4. Animals may be left outside on the porches ONLY under ALL THREE of the following conditions:
    - The animal must be under restraint.
    - The animal must be on the owner's property.
    - The person responsible for the animal must be at home and supervising the animal.
5. The cost of repairing any damage caused by an animal is the responsibility of the owner of the Unit in which the animal resides or is visiting.
6. All owners/residents must adhere to Town of Morrisville rules and regulations regarding pets which may include the following:
    - Animals must be restrained at all times.
    - Dogs and cats over four months old must be inoculated for rabies.
    - Any person owning or in charge of any dog must immediately remove and dispose of feces deposited by the dog.
    - Female dogs in heat must be confined inside the resident's unit.
    - Public nuisance animals are prohibited. A public nuisance animal is one that:
        - ❖ Is repeatedly at large.
        - ❖ Damages the property, including plants, of anyone other than the owner.
        - ❖ Is vicious.
        - ❖ By virtue of the number or type, is offensive or dangerous to the public's health, safety and welfare.
        - ❖ Makes disturbing noises.
        - ❖ Is diseased or dangerous to the public's health.
        - ❖ Causes unsanitary conditions of enclosures or surroundings.

Landscaping and Planting

1. Prior written approval from the Board of Directors is required before:
   - Planting climbing plants, such as ivy.
   - Adding any plants to the existing landscaping.
   - Adding a planter box to a railing.
2. Residents are responsible for maintenance of any plantings they undertake on decks, including weeding, trimming, and proper removal and disposal of dead vegetation.
3. Residents are responsible for the cost of repairs for damage caused by their plantings.
4. Birdfeeders are not permitted on the property (hummingbird feeders exempt).

Soliciting

There shall be no solicitation by any person anywhere in the Condominium for any cause, charity or any purpose whatever, unless specifically authorized by the Board of Directors.

General Rules

1. No noxious or unusual odors shall be generated in such quantities that they permeate to other Units or the common elements and become annoyances or become obnoxious to other Unit Owners. Normal cooking odors normally and reasonably generated, shall not be deemed violations of this regulation.
2. Unit Owners shall be Liable for all damage to the Buildings caused by receiving deliveries, or moving or removing furniture or other articles, to or from the Buildings.
3. Open flames are prohibited (gas/charcoal grills, torch lighting, etc.).

ARCHITECTURAL REGULATIONS

Written Approval Required:

1. Owners must obtain written approval from the Board of Directors before making any modifications to the exterior of the Units. Modifications to units must not detract from the quality of life of the neighborhood and must be compatible with the design character of the original structure and landscaping. This ensures conformity of the overall design of Preston Creekside and compliance with the Declaration of Covenants.
2. Applicants will be notified in writing of the Board's decision within forty-five (45) days after receipt of the Architectural submittal form.
3. Approval of plans or parts of plans does not ensure acceptance of similar subsequent proposals from any other Unit Owner.
4. The approval letter will stipulate whether the homeowner or the association is responsible for any modifications that are made. Additional stipulations may be included in the approval letter.

5. Please be sure that any submittal is completed in its entirety before submission.

Appeals

To appeal an application that has been denied approval, applicants must submit a written Request and include specific information that clarifies the reasons why the proposal should be reconsidered.

Construction and Maintenance

1. Modifications must be professionally constructed of durable materials.
2. Completed modifications must not inhibit access to the lot where construction occurred or create difficulties for anyone with authorized business on the lot.
3. Modifications that create a potential additional maintenance expense for the association will not be approved.
4. Modifications that encroach upon common ground will not be approved.
5. The expense of maintenance of modifications will be the responsibility of the unit owner and future purchasers of the unit.

Materials and Colors

1. Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.
2. Only those areas that are painted may be repainted, and only those areas that are stained may be re-stained. Bricking will remain unpainted and unstained.

Screens, Decks and Planters

1. Every effort will be made by the Architectural Control Committee to keep these structures as harmonious as possible with the architectural and landscape character of the Preston Creekside community.
2. Any screening, changes to existing decks, or permanently positioned planter on a porch rail requires prior written approval from the Board of Directors before installation.
3. Proportions must be in scale with the surrounding property and structures.
4. To maintain a uniform and pleasing appearance of the exterior of the Buildings, no awning, flags, canopies, shutters, blinds, screens, glass enclosures or projections shall be attached to the outside walls, doors, windows, roofs, decks or other proportion of the Buildings or on the Common Elements.
5. One decorative item per Unit (such as a garden flag, etc.) is permitted at an entrance for aesthetic reasons.
6. Decorative wreaths are permitted on entrance doors and patios. Should not be affixed to exterior patio vinyl with nails, screws, etc.
7. Decorative items should not be hung in trees on the property that are maintained by our landscaping contractors.

Exterior Antennas

1. No radio, television or other electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
2. All exterior satellite dish installations must receive prior approval of the Preston Creekside Board of Directors.
3. An exterior satellite dish must be located within the boundaries of the balcony in a manner that it does not overhang or protrude past the balcony. It cannot be attached to the building in any way including the roof, siding, balcony rail or patio walls. A free-standing tripod shall be used to mount the satellite dish.
4. Each request will be examined on its own merit. No previously approved installation shall constitute establishing a precedent for approval.

Exterior Lighting

1. All exterior lighting, permanent or temporary, requires Architectural approval before installation with the exception of holiday lighting from Thanksgiving until January 15.
2. Exterior lighting will not be installed or directed in a manner that creates an annoyance to neighbors.

General Use of Signs

1. Residents may not place signs, including directional ones, for sale or rent signs, along the streets, outside a unit, or at the entrance to the Preston Creekside neighborhood.
2. No sign may be attached directly to the outside wall or railing of the buildings or to any plant, tree or mailbox.
3. Signs may not be placed within common areas.
4. Security signs and decals are exempt.

Window Glass, Storm and Screen Doors, Window Coverings

1. Window coverings must be white to the outside. Any window covering should be neat in appearance, with no tears or broken areas.
2. Storm and screen doors for front or rear entrances and screens for windows require approval by the Board of Director before installation. All windows should maintain a screen on the outside. The Unit Owner will be responsible for the purchase and installation, and all maintenance costs.
3. Storm and screen doors, front and back, must be painted to match the other exterior doors on the Unit.
4. The Association is absolved of responsibility for painting front doors behind glass storm doors except for regularly scheduled painting of doors. Unit Owners are responsible for damage to paint caused by glass storm doors.
5. The replacement or repair of window glass shall be the responsibility of the Unit Owner.

Clotheslines

1. Exterior clotheslines are prohibited within Preston Creekside.
2. Items may not be draped over deck railings.

ASSESSMENT GUIDELINES

To ensure the maintenance and improvement of the common areas and the homes in the community, the association must pay for operating expenses such as repairs, grounds maintenance, utilities, management company fees and insurance premiums. In addition, the association must accumulate reserves for the replacement of streets, roofs, painting, decks, etc.

As defined in the Declaration of Covenants, each homeowner bears equal responsibility for the types of expenses mentioned in the paragraph above. The Board of Directors which is the governing body of the Association calculates monthly assessments by:

- Estimating annual expenses.
- Dividing the number of owners (to allocate shares based on size of condo).
- Dividing by twelve (to determine equal monthly payments).

As recorded in the Preston Creekside Declaration of Covenants, the monthly assessment is a lien, and owners are personally obligated to pay the Association an annual charge or special assessment.

Assessment Regulations

1. As a member of the Preston Creekside Association, owners are required to pay assessments to Preston Creekside Association.
2. The Unit Owner is responsible in all cases for the full and timely payment of assessments.
3. The annual assessment for Preston Creekside is due in twelve equal monthly payments on the 1st day of each calendar month.
4. Payments should be made payable to Preston Creekside HOA, in c/o IRJ Property Management, LLC, PO Box 1189, Garner, NC 27529.

Every Unit Owner and occupant shall comply with these Rules and Regulations as set forth herein, and any and all rules and regulations which from time to time may be adopted, as amended from time to time. Failure of a Unit Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due from damages, injunctive relief, or any combination thereof.

Anything to the contrary herein notwithstanding, these Rules and Regulations shall apply to all other Unit Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request thereof and good cause shown in the sole opinion of the Board.