

Alexander Towne Homeowners' Association Rules and Regulations

This statement is provided to give a clear and uniform set of written policies for Alexander Towne. The Rules and Regulations serve to protect the property, its' reputation as well as the interest of individual owners.

Individual Homeowners' Responsibilities: *(Because Alexander Towne has a lot of rentals, a large number of the individual policies are directed toward issues pertaining to tenants.)*

- Respect for others shall be a cornerstone of expected behavior by all residents.
- All tenants shall be provided a copy of the Alexander Towne HOA Rules and Regulations by the individual unit owner.
- Homeowners will be held responsible for any violations by their tenants and guests.
- Homeowners are required to do a Mecklenburg County as well as a North Carolina State criminal background check before leasing to any prospective residents.
- Homeowners will be expected to evict any tenant at an address where the police have been called to three times within a 12 month period.
- Homeowners shall be expected to evict any tenant who repeatedly violates the stated Rules and Regulations of the Homeowners Association.
- No owner, tenant or guest shall disturb the peaceful enjoyment of the common areas
- Quiet time will be respected between the hours of 11 pm and 6 am daily.

Property Appearance:

- In order to maintain a consistent building appearance, all front windows should have blinds that are white, off white, or cream in color.
- There should be no trash, litter or debris left in the front or rear of units or in the common areas.
- No bicycles, mopeds, hoses, grills or other items should be left in front of an individual unit. Such items may be considered to be "abandoned" and disposed of without warning.
- No signage is permitted in the common areas except by the HOA. "For Sale or For Rent" signs must be placed inside the unit.
- No clothing articles, towels, or banners should be left on decks in common areas to be stored or dried off.
- Any furniture that is outside of a unit must be lawn/outdoor furniture in good repair and must be located on the rear deck or on the front porch.
- Storage outside of individual units is prohibited. This includes garbage bags, ladders, construction equipment, or construction materials (unless authorized by the HOA board for the purpose of property improvements) Items permitted in rear patio area only: bicycles, mopeds, hoses, outdoor furniture, individual trash cans (with lids!).
- All trash is to be deposited **INSIDE** the trash compactor.
- All large items must be put neatly into the bulk item area next to the compactor. All items should be spaced for easy removal by city employees.
- All pets must be on a lease. (City ordinance) Any pet running loose will be subject to pick up by the Mecklenburg County Animal Control.
- No pet shall be left outdoors unattended.

Property Appearance (continued)

- Anyone who has a pet is expected to be a responsible owner and clean up after it.
- Any resident dumping garbage or trash into the woods bordering the property will be subject to a \$250 fine for illegal dumping.
- The homeowners' association's architectural review committee must approve all improvements to the exterior of a unit
- All window air-conditioning units must be located in the rear of the building.
- All windows must have functioning screens-this is a unit owners' responsibility.

Parking: ***Alexander Towne does have a towing company hired to tow at our request. Anyone wishing to recover a towed vehicle should refer to the sign at the entrance***

- Parking at Alexander Towne is for unit owners, tenants, and their invited guests only. All other vehicles will be towed at the owner's expense. The term "invited guests" does NOT include non-resident students who wish to park at Alexander Towne and walk to campus. The Homeowners' Association will not be liable for any damage to a towed vehicle nor for any costs associated with its' recovery.
- No homeowner, tenant or guest should impede the flow of traffic thru the parking lot or street areas by vehicles, furniture, or congregating. Vehicles parked along the curb that impede access to parking or the compactor will be towed.
- All vehicles parking in the parking lot must be functional, driven on a regular basis, and have a current registration.
- Prohibited vehicles: Commercial trucks, large vans, buses or RV's, trailers and boats.
- Each unit has two designated numbered parking spaces. You may only park in your assigned parking spaces. If you have guests in need of additional parking, they must park in the guest (undesigned) parking spaces.
- Any vehicle parked on the lawn (including motorcycles and mopeds) will be towed at the owners expense.
- No vehicle repair work is permitted in the parking lot areas.

Safety:

- Anyone who is endangering others may be subject to arrest and/or forced lease termination. "Dangerous behavior" includes acting belligerent or aggressive toward others, driving recklessly, shooting off fireworks, participating in fights, involvement in drug activity directly or indirectly, facilitating a crime, or any such activity determined by the HOA to be detrimental to the safety and well being of Alexander Towne residents.
- No children should be left unattended in the common areas, including the back of units.
- If any exterior deck structure is deemed to be "unsafe" by the HOA board, the owner of said unit will be given 30 days in which to repair the structure. During that time frame, the deck shall be not be used until it is repaired.
- Grills cannot be used or stored ON the deck. Grills cannot be used within 15 feet of the building. (City Ordinance) Any grill must be stored on the ground patio area and must have a cover over it.
- No hazardous or flammable materials may be stored in the units, on the decks, or in the common areas.