

SANDS 1 RULES AND REGULATIONS

(Revised July 2010)

Fire Safety:

- . As per North Carolina State Statute the use of charcoal or gas grills is prohibited on the decks and within 10 feet of building (\$100.00 fine)
- . Flammable, combustible, or explosive fluid material or substances may not be kept in the unit or common areas
- . Open flame devices including but not limited to tiki torches, chimineas or portable fire pits are not permitted,
- . Each unit should have a functioning smoke detector and fire extinguisher on the premises

Decks, Stairways, and Common Areas:

- . Shall not be obstructed or used for storage
- . Clothing, towels, etc. may not be hung or dried on deck railings. Nor should clothing lines be strung on decks (portable drying racks are permitted). Nothing, including potted plants, should be placed on deck railings
- . The common areas shall not be decorated in a manner inconsistent with the overall appearance of the building
- . No change (structural or paint color) no matter how well intentioned should be made to the exterior of the building or any of the common areas.
- . No owner/resident shall install wiring for electrical fans or telephone installation, TV antenna, machines, AC units or the like on the exterior of the building
- . No signs (including for sale, for rent, etc), advertisements or posters of any kind may be displayed on decks or elsewhere on the building including common areas
- . No owner/resident shall throw objects or feed birds from decks or common areas

FLAGS:

- . No obnoxious or offensive flags will be tolerated.

Pets:

- . Only deeded Homeowners who reside at the Sands One may have pets on site.
- All animals, with the exception of pets which were onsite prior to July 1, 2010, must be removed immediately.
- Homeowners are responsible for all damages and offensive activities that the pets kept within their units cause.
- Pets must be leashed and walked away from building, parking and landscaped areas. Homeowners are responsible for picking up after their pets.

Offensive Activities:

- . No obnoxious or offensive activities will be tolerated which are or become an annoyance to other owners/residents. Excessive noise is not permitted at any time. Any noise that creates a disturbance for any owner/resident may be considered excessive. This includes but not limited to stereos, televisions, musical instruments, parties and pets. Second and third floor owners/residents must be mindful of their downstairs neighbors.

Garbage / Refuse:

- . All garbage should be placed in plastic bags and deposited in the bulk container in the common area along with refuse of reasonable size. No material of any kind should be placed outside the dumpster. The owner/resident should arrange for the removal of large items such as furniture, appliances, carpeting, etc. Cardboard boxes should be broken down before being deposited in the dumpster.

Parking:

. All automobile parking spaces are assigned and shall be used only for that purpose. Visitors' spaces can only be used by vehicles with current SANDS 1 parking tags. The complete SANDS 1 parking area rules and regulations is an attachment to this document.

Appliances and Other Equipment:

. Homeowners are responsible for maintaining their appliances and mechanical, electrical and water devices within their units.

. Failure by the homeowner, their residents, or guests to properly install and/or maintain these devices shall result in the responsible owner being liable for all damages (Note: Do not dispose of sanitary napkins or disposable diapers down the toilet)

. The Standards of Uniformity for new thru-the-wall HVAC unit installations and retractable storm shutter installations are provided as an attachment to this document.

Maximum Occupancy:

. The maximum number of persons permitted to stay in these units is four (4).

Distribution of Rules and Regulations:

. It shall be the responsibility of the homeowner to insure that these Rules and Regulations, as well as the Sands 1 Parking Area Rules and Regulations are distributed to all residents and guests, including rental agents. It shall be the responsibility of the homeowner to provide the Property Manager with a set of entry keys.

Penalties:

. Violation of a rule, as determined by a recorded majority vote of the Board of Directors, can result after written notification in a fine to the unit owner as per the following schedule:

First Offense: Written Warning – 10 days to comply

Second Offense: \$25.00 fine

Third Offense: \$50.00 fine

Fourth and subsequent Offences: \$100.00 fine