

Mandeline Place HOA - Rules and Regulations

Effective: December 1, 2020

The members of the Mandeline Place Homeowners Association, Inc. (Mandeline Place HOA) welcome you to the community. We take great pride in our community and feel sure that you will do the same. In order to keep the community operating and looking its best, the Board of Directors asks that you follow the Rules and Regulations listed below. These rules are consistent with those outlined in the Mandeline Place Covenants. If you have any comments or are unsure of a rule, please call the Association's management company (CEPCO – 910-395-1500).

Fire Safety

1A As per North Carolina State Statute and Wilmington Fire Department, **no grills may be used within ten (10) feet of the building** or any other flammable surface. No grills are allowed to be stored in the common areas except when in use. No grills are to be stored on the front porch. In addition, fire pits will not be allowed for use anywhere within the community. Violations will be reported directly to the Wilmington Fire Department.

1B No owner or tenant shall or permit to be brought into the unit any flammable liquids such as but not limited to propane, gasoline, naphtha or benzene. No unit owner or occupant shall permit hazardous materials to be kept in their unit or common areas that will result in the cancellation of insurance maintained with respect to the HOA, or that would be in violation of any law, or that would result in the damage, abuse or destruction to or in their unit or the common elements. Nothing shall be done to or kept in any unit or common elements that causes an increase in the rate of insurance maintained with respect to the HOA without prior written consent of the Board.

1C The Board of Directors highly recommends each unit have a smoke detector and fire extinguisher installed and checked periodically on the premises.

Porches and Common Areas

2A Porches, patios, and common areas are not to be used for storage. No trash, whether loose or bagged, may be left on the porch. Bicycles, scooters, recreational items, toys, baby strollers and other such personal property are not permitted to be stored in the common areas or front porches.

2B Under no circumstances will anything be permitted to be mounted or attached to the building which would result in penetration of the siding, trim or roof. This includes holiday decorations and lighting on front and back porches.

2C No Owner and/or Tenant shall build or install any exterior improvement, or in any manner, change any part of the common elements unless provided for in the Covenants of Mandeline Place HOA. To begin the improvement process, an Architectural Review Request form must be completed and submitted to CEPCO for the Board's review and consideration. Included are sample improvements which require Board approval prior to installation:

- Carpet or another floor covering(s) on the front and/or back porches.
- Painting of any exterior floor surfaces.
- The installation or removal of any flowers, shrubs, or plant material on the front or back porch areas or Common Areas.
- Examples of what is **NOT ALLOWED** to be on the porches or in the common areas are:
 - No permanent strings of lights allowed on the front or back porches.
 - No hanging items allowed on the front porches.

IMPORTANT: Once the exterior improvement has been installed, it is the townhome owner's responsibility to maintain the installed exterior improvement.

2D It shall be the duty of each Owner, Occupant and/or Tenant to keep the Mandeline Place property in a neat and tidy condition with no unsightly debris or storage of items in view. This also includes the back-porch areas.

2E The display of temporary holiday and/or patriotic decorations is permitted, providing the display(s) does not create any nuisance or distraction to the community and/or its members. Decorations of any intended permanent nature must be submitted for Board review and approval.

Holiday Decoration Display Dates are as follows:

- **Halloween:** October 15th – November 5th
- **Christmas:** December 1st – January 7th
- **Other Observed Holidays:** Five (5) days before and Five (5) days afterwards

2F Damage caused to Common Areas or any other Unit(s) as a result of any activity by the Owner and/or Tenants, shall be the financial responsibility of that Unit Owner. This includes

any damage to the exterior of building(s), grounds areas, trash enclosures, private roads and other amenities owned by the Association. The resultant repairs shall be performed by the Association at the expense of the Unit Owner.

2G No owner and/or tenant shall place a swimming pool on the grassy common areas or on the porches.

2H Light bulbs in the mounted front porch light shall be white or bug light yellow. No other light shall be used on the front porches except the mounted front porch light.

2I Three (3) medium potted plants are allowed on the front and back porches. Plant height should be no more than forty-eight (48) inches tall.

Vehicle/Parking Area

3A Parking is only allowed in the front of your unit's parking pad. Cars, SUVs and pickup trucks are permitted in designated parking areas. No vehicles are allowed to park on any grassed or landscaped areas or on the street in front of the townhomes (NO EXCEPTIONS). Additional parking is available at the rear of the Mandeline Place complex. No parking of cars behind or in front of other cars on a unit's parking pad is allowed. The Association shall have the right to have vehicles in violation towed at the owner's expense.

3B Parking is prohibited in front of the trash dumpsters.

3C Recreational vehicles such as boats, personal watercraft, campers, and trailers are not permitted in the community.

3D Storage containers (i.e. PODS) can only be used for moving purposes and must be approved by the Board in advance. Time limits for the use of PODS will apply.

3E Vehicles must have current registration and license plate tags at all times. Inoperable vehicles are not permitted (i.e., flat tire(s), leaking oil or other fluids, not running its own propulsion). All vehicles that reside full time at Mandeline Place need to be registered with the HOA management company. Vehicles that are not registered with the HOA management company will be towed without warning and at the owner's expense.

3F Any oil stains or similar spills shall be immediately cleaned up by the Owner and/or Tenant responsible for such stain or spill. If the stain or spill is not promptly removed, the Association will have the clean-up work performed, and the amount will be charged to responsible Unit Owner's account.

3G No repairs to any vehicle may be made in the parking lot unless such repairs can be completed in two days. If extenuating circumstances exist, the extended repair schedule must be presented to the Board for review and approval.

3H Violation of the above vehicle and parking requirements contained in 3A through 3G above may result in the towing of the vehicle(s) or recreational vehicle at the Owner's expense. Exceptions are utility, contractor, health care provider and/or emergency service vehicles while actively performing service or maintenance.

3I Washing vehicles is limited to passenger cars, vans and trucks belonging to townhome owners and/or tenants. No washing of vehicles on the grassy area or landscaped areas. Washing of vehicles is restricted to the owners and/or tenants assigned numbered parking space.

Trash / Dumpster Area

4A No trash is to be placed outside of the Dumpsters. The homeowner may contact CEPCO to find out how to properly dispose of items too large or bulky to be placed in the dumpster. Material(s) left outside of the dumpster by an owner and/or tenant will result in the homeowner being issued a violation and/or fine.

Pets

5A Dogs, cats or other household pets may be kept and maintained by Owners, provided that they are not kept and maintained for commercial purposes. Every Pet Owner and/or Tenant is responsible for the activity and behavior of their pet(s). This includes ensuring all pet waste is accounted for and their animals are under control at all times

5B Tenants and pets who are residents prior to August 1, 2020, will be grandfathered in; however, NO NEW DOGS/other animals that defecate on the property owned by Tenants are allowed following August 1, 2020.

5C Pets of any kind are not allowed to roam free in the community (including cats). All pets must be properly leashed and escorted at all times. Pets are not permitted in the common areas of the community unless properly leashed.

5D All Pet Owners and/or Tenants shall indemnify the Association and hold it harmless against any loss or liability of any kind or character arising or resulting from having such animal on the property.

5E Owners and/or Tenants are encouraged to notify the New Hanover County Animal Services Division in any instances where an animal is running loose, barking continually or creating a nuisance or issue in the community. Owners can also alert CEPCO if a habitual problem exists, such as pets off leash or any failure to pick up pet waste. In these situations, the identity and address of the pet's owner will be required so Management can notify the Unit Owner directly.

Neighborhood Courtesy

6A No Owner and/or Tenant shall create any excessive noise, light level or disturbance which will interfere with the rights, comfort, or convenience of others in the community. Examples include any of the following: Loud stereos, radios, televisions, musical instruments, parties with excessive noise and barking dogs.

6B If any Owner rents their unit, they must notify CEPCO within thirty (30) days of renting the unit. The owner will provide CEPCO with contact information for their Tenants and the length of the lease. Owners must also provide their renters a copy of the Rules and Regulations.

6C Unit Owners are responsible for the behavior and activities of their Tenants and/or guests. It is the Owner's responsibility to ensure their Tenants and/or guests adhere to the Association's Rules and Regulations.

6D Homeowners are to provide the Association with a new lease every time the lease renews. The lease needs to include the name of the tenants, contact information and in writing that dogs (after August 1, 2020) are not allowed in rental properties.

Additional Rules

7A Satellite dishes and antenna, not over 18" in diameter, while permitted, must not be mounted to the roof, fascia or soffit areas, etc. An Architectural Review Request form must be completed and submitted to CEPCO for the Board's review and consideration prior to satellite dish/antenna installation.

The Board has the authority to require the satellite provider or contracting unit occupant to remove and/or relocate the dish improperly attached to the building or installed in the common area grounds. If discontinuing service or moving, the Owner must ensure the satellite equipment is removed. Any damage caused by the satellite device will be repaired by the Association and charged to the Unit Owner's assessment account.

7B All units shall be used for residential purposes only. No industry, business, trade, yard sales, occupation or profession of any kind shall be conducted, maintained, or permitted within any part of the community.

7C No "For Sale", "For Lease" and/or "For Rent" signs may not be displayed from any unit. Display of these signs on commons areas or facilities is also prohibited.

7D No structure of a temporary character, trailer basement, tent, shack, garage, barn or any other outbuilding shall be used on any lot any time as a residence either temporarily or permanently.

7E The only type of flag permitted in the front of units is an American flag, which should be reasonable in size. If you plan to affix a mounting bracket to the front of the unit, you must first get permission from the Board.

7F Window blinds shall be white, off-white, neutral color, or as originally installed in each unit and must be maintained in such windows at all times unless written permission for variance has been received from the Board. Shades are not allowed on the front porches.

7G Yard/Garage sales are strictly prohibited.

7H The speed limit in the community is 15 miles per hour. Drivers are to drive cautiously on all community roadways and parking areas and must obey the speed limit.

Conflict

8A In the event of any irreconcilable difference between the Rules and Regulations and the Declaration, the Declaration shall control; in the event of any irreconcilable difference between the Bylaws and the Rules and Regulations, the Bylaws shall control; and in the event of any irreconcilable difference between the Articles of Incorporation and the Rules and Regulations, the Articles of Incorporation shall control.

Board of Directors President

Date

Board of Directors Secretary

Date

Adopted by the Board of Directors: October 29, 2020

Effective Date: December 1, 2020