

**THE GOVERNANCE OF
KINDERTON VILLAGE HOMEOWNERS ASSOCIATION**

APPENDIX D

VILLAGE RULES AND REGULATIONS

WHEREAS, the Master Association Board of Directors is concerned with keeping the aesthetics of our community at the highest level and, at the same time, protecting every homeowner's property value.

WHEREAS, the Master Association Board of Directors, under the authority of the North Carolina Planned Community Act and the Association's Articles of Incorporation, Bylaws, and Covenants, Conditions and Restrictions ("Governing Documents"), has adopted these rules and regulations to maintain and protect the visual appeal of our neighborhood.

THEREFORE BE IT RESOLVED, the following rules and regulations shall apply to each and every lot and building now or hereafter subject to this Resolution, and references to "lot" shall include buildings constructed for single family homes, townhomes, condominiums, quads, carriage homes, etc:

Dogs:

- May not be left outside or on porch/deck unattended
- May not be staked or tied
- Must be leashed when off the resident's property

In addition, residents:

- Are responsible for picking up dog waste
- Must not allow dogs to walk on private lawns
- Owners whose dogs relieve themselves on common or private property must pick up waste immediately (all property is owned by someone)
- Must not allow dogs to bark continuously
- May not unleash dogs at the Club House, lake, or other common areas
- May not create a nuisance or safety risk to other residents

The following are not permitted:

- Dog houses, dog lots, dog cages, dog runs, etc.
- Staking or tying of dogs
- Vehicles parked on lawn
- Blocking streets and alleys
- Basketball goals, swing sets, play sets, trampolines, and other "unmovable" play and sports equipment
- Storage buildings, units, containers
- Window AC units (or other types of window units)
- Clothes lines

Lot Maintenance:

- Weedeat/edge around house foundation, natural areas, flower beds, fence, patio, etc.
- Edge along sidewalks, patio, driveway, etc.

- Edge around the grassy strip between the street and sidewalk
- Remove weeds and grass from flower beds and natural areas
- Kill grass and weeds growing in sidewalks, driveway and patio
- Apply weed control in order to prevent/eliminate clover and other invasive weeds in both lawn and grassy strip between the sidewalk and street
- Replenish pine needles and/or mulch at least once per year
- Trees and shrubs planted on Single Family lots should be trimmed so that they do not overpower the home's curb appeal
- Shrubbery should be trimmed so that they are no higher than 1st floor window sill
- Brush, limbs, clippings, etc., should only be placed curbside when residents are notified of pick-up date
- Remove mold and mildew from home and fence
- When faded, shutters should be painted original color (ARC approval required to change color of shutters)
- When faded, tin bay window roof painted to resemble "copper" should be repainted original color

Miscellaneous:

- Solicitation is not permitted within the community (only the HOA property manager can give an exception to this policy)
- Do not feed the geese
- Golf cart drivers must have a valid driver's licenser
- ATVs may not be driven on Kinderton Village streets
- Vehicles parked on the street may not post a "For Sale" sign
- Vehicles may not be parked on the grass
- No yard sales or garage sales
- Political signs are allowed on a homeowner's lot with the following restrictions: 1) signage is allowed 60 days before and 15 days after election; and 2) a maximum of two signs per lot
- No vehicle which contains any commercial printing or signs may be parked on a lot unless it is parked in the driveway and is the primary vehicle of one of the occupants of the residence.
- Trailers, utility vans and haulers, recreational vehicles, boats, ski doos, etc., are not permitted to park on the streets or driveways at any time and are restricted to the garage
- Transfer cabs/trucks, flat bed trucks, equipment haulers, etc., may not be parked in Kinderton Village
- Garbage cans must be stored in the garage or screened from view (with ARC-approved screening)
- In order to have a consistent look throughout the neighborhood, plants may not be added to the grassy strip between the sidewalk and street
- Doors, windows and window treatments/blinds should be kept in good repair
- Personal property, gardening equipment and supplies, sports equipment, etc., must be stored inside
- Mail kiosks are for official HOA business only. Residents may not post flyers, signs, brochures, etc., on the mail kiosks.
- Inactive satellite dishes must be removed by the homeowner/resident

Swingsets, playsets, basketball goals and trampolines, etc., that have previously received ARC approval will be grandfathered. Resident must be able to provide the written ARC approval in order for this equipment to be grandfathered. This approved equipment must be maintained in

good condition. Landscaping around pp is required, including 4" inches of playground mulch. When the resident who installed this grandfathered equipment sells the home and/or moves out of the home, the resident must remove the equipment.

Adopted by the Board of Directors on _____, 2013.

Norman Mitchell, President
Master Association Board of Directors

Helen Kelly, Secretary
Master Association Board of Directors