

# **Longleaf Lakeside Villas Condominium Association**

## **Rules and Regulations for Owners**

### **Personal Property, Use and External Appearance of Units**

- The personal property of all units shall be stored within units in order to keep the common areas clear and unobstructed.
- Except by requesting and receiving written permission of the Board of Directors, no installation of wiring, awnings, antenna, satellite TV equipment, decking carpeting or major planting/landscaping alterations outside the unit shall be made. A form for such requests is available on the Kuester.com website.
- Drying or airing of clothing or bedding shall not be permitted outdoors on decks or other unenclosed areas.
- No furniture or decorative objects, seasonal decorations (e.g., Christmas, etc) or large planters will be allowed to be placed in front of any unit unless approved by the Board of Directors.
- All bird feeders must be placed in the back of the units; placement shall not interfere with grounds maintenance.
- No signs or advertisement shall be displayed at any unit.
- Noxious or offensive activity shall be not conducted within a unit or on common areas, which may be or may become an annoyance or nuisance to the neighbors or neighborhood.
- Offensive or hazardous materials or activities will not be allowed that could increase the rate of insurance for the Homeowners Association or cause its cancellation.
- Noise shall be kept at a level that will not disturb other residents.
- Homeowners wishing to purchase a planting (at their own expense) must obtain permission from the Board who will then consult the landscaper as to whether the planting is advisable for a particular area. Note: Once the plant is in the ground, it becomes property of the Lakeside Villas HOA.
- Annuals may be planted in front beddings. Ornamental decorations such as birdbaths, statuary and potted plants may be placed in front yards as long as they are in keeping with the overall decorum of the villas. Some decorations may be deemed unsuitable at the discretion of the Board and owners may be asked to remove them. Birdfeeders must be in the back of the units.

### **Vehicles and Parking**

- All boats, trailers, campers, motor homes, tractors, vans, trucks, motorcycles, mini-bikes, or other recreational or commercial vehicles may be parked only in the designated overflow area if approved by the Board of Directors. Such parking will be for a limited time only.
- Overnight parking by owners or their guests shall be in driveways and parking spaces and not in streets or roadways or pine straw.
- Driving over or parking on top of sprinkler heads in grass and pine straw must be avoided.
- Each villa unit is allocated two parking spaces. Additional vehicles must be parked in the overflow parking areas.

### **Speed Limit**

- Owners, renters and their visitors shall not exceed a speed limit of 15 miles per hour on the Lakeside Villas roadways.

### **Pets**

- Owners are allowed no more than two household pets per unit. No animal/livestock will be allowed for commercial purposes.

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- Pet owners must keep pets leashed at all times (dogs and cats, etc.) and shall walk them off the planted areas and as much as possible away from grassy areas (dog urine is notorious for killing grass, plants, and shrubs). Any droppings from the pet while outside the unit must be picked up, placed in a bag or container and disposed of in the owner's garbage receptacle(not someone else's). Pet owners will be held financially responsible for any damage caused to any plants, grass or shrubs or trees by their pet (e.g. urine damage, cat scratching, etc.).
- Walking of pets is not allowed on the golf course at any time.

### **Use of Fireplace and Outdoor Grills**

- Gas grills or electric grills are not to be used on decks or on pine straw. Grill use is restricted to a non-flammable surface (e.g., cement or brick pad area). Grill placement shall not interfere with grounds maintenance.
- Charcoal grills are prohibited.
- Firewood may be stored at the rear of the residence so long as it does not interfere with or restrict grounds maintenance (mowing, raking, etc.).
- Ventless fireplaces may be installed only after the firebox passes inspection by Piedmont Gas and meets all safety requirements. Proof of inspection must be presented and filed with Kuester Management Group by the homeowner.
- Electric fireplaces can be installed at any time.

### **Garbage Management/Recycling**

- Garbage containers are to be kept only in the designated enclosed areas. All garbage shall be placed in a plastic bag, securely fastened and set/ disposed of in garbage containers with lid firmly sealed. No garbage or trash is to be placed outside of these containers or areas except on pick up day.
- Items to be recycled must be placed in recycling bins and secured in a way that prevents the wind from scattering them (e.g. weighted down with a heavy object).

### **Renting Units**

- Unit owners planning to rent their units are still responsible for proper maintenance of the property and keeping it in good condition.
- A written lease is required with a term of at least six months and a copy of said lease to be provided to Kuester Management Group with the designated tenants name and address, number of occupants and vehicles, number of the unit rented and the term of the lease prior to the first day of the rental agreement. If said lease is not in Kuester Management Group office within one week of the beginning date of the rental, a \$50.00 fine will be assessed the unit owner.
- The lease or rental of a unit shall be for the entire unit, shall be in writing and shall be subject to the Declaration and By-Laws and Rules and Regulations and any failure of the leaser to comply with the terms of such documents shall be default under said lease.
- A copy of the Rules and Regulations for Longleaf Lakeside Villas for Renters must be given to reviewed and signed by each renter/leaser before he she takes occupancy of said unit.

Effective this 12<sup>th</sup> day of May 2015