

# LONGLEAF CLUB COTTAGES RULES AND REGULATIONS FOR RENTERS

2013

## Occupancy and Use of Rental Units

- Occupants of rented units shall not exceed more than four adults who are 21 years old or more or a nuclear family consisting of one or two adults and not more than two children.
- Business or commercial activities are not permitted.
- Noise shall be kept at a level that will not disturb other residents.
- 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 of the unit shall be made. A form for such requests is available on the CAS, Inc. website under the Forms category, under the Pinehurst office.
- Noxious or offensive activity shall be not conducted within the 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.
- Any rental of a unit shall be for the entire unit, shall be in writing, shall be subject to the Declaration and Bylaws and the Rules and Regulations, and shall not be sublet to other individuals.

## Personal Property an External Appearance

- 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.
- No signs or advertisement shall be displayed at any unit.
- Annuals may be planted in front beddings. Ornamental decorations such as birdbaths, statuary and potted plants may be placed on front porch railings as long as they are in keeping with the overall decorum of the Cottages. 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.

## Use of Fireplace and Outdoor Grills

- Gas, electric, or charcoal grills are prohibited and may not be used on front porches, patios decks or on the lawns or pine straw.
- Indoor fireplaces fitted with gas or electric inserts may be used as directed. Renters are not allowed to install vent less fireplace units.
- No firewood may be placed or stored at the front or rear (includes patio) of the units.

## Vehicles and Parking

- Overnight parking by renters or their guest shall be in parking spaces and not on the roadways or pine straw. There are two (2) spaces for each unit directly in front of the units.
- Driving over or parking on top of sprinkler heads in grass and pine straw must be avoided.

- Occupants of rental units may not park more than two vehicles in front of the units at given time. Additional cars must be parked in spaces designated, across the parking lot. Vehicles must have a valid registration, insurance and a current safety inspection.
- Occupants of rental units or their guests will not be permitted to park boats, trailers, campers, motor homes, tractors, vans, trucks, motorcycles, mini-bikes, or other recreational or commercial vehicles at Longleaf Club Cottages without prior Board approval.
- Additional vehicles must be parked in the overflow parking areas
- Vehicles belonging to renters or their guests that do not conform to these Rules and Regulations may be subject to towing.

**Speed Limit**

- Owners, renters and their visitors shall not exceed a speed limit of 10 miles per hour on Club Cottages driveway.

**Pets**

- Occupants of rental units are not allowed to have pets. Owners may give permission to long term renters in writing for any exception to this prohibition.

**Garbage Management/Recycling**

- A dumpster is provided across the driveway. All garbage shall be placed in a securely fastened plastic bag. Any trash or boxes should be collapsed or compressed as much as possible. Only items that allow the dumpster lid to close completely may be trashed. **NO GARBAGE OR TRASH ITEM** is to be placed outside the dumpster.
- A recycling bin is placed beside the dumpster. **ONLY ITEMS APPROVED FOR RECYCLING** may be placed in the bin. Collapse all boxes and compress items as much as possible. **NO GARBAGE** is to be dumped in the recycling bin. The bin lid must be kept closed at all times.

A copy of the Rules and Regulations for Longleaf Club Cottages must be given to each renter, reviewed and signed by each renter before he or she takes occupancy.

I, \_\_\_\_\_ have read and agree to comply with the above Rules and Regulations.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_