

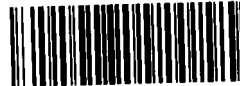
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Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

*Linda Brown-Jerger ✓✓

PINNACLE WOODS COA RULES AND REGULATIONS

JULY 16, 2016

Blowing Rock, N.C. 28605

The following Rules and Regulations were duly adopted by the members of the Pinnacle Woods Condominium Owners Association, Inc., a North Carolina non-profit corporation, hereinafter called the "Association", at its annual meeting held on July 16, 2016, and shall supersede all other rules and regulations previously published for said organization.

1. All units shall be for residential purposes only; not for any commercial purposes whatsoever.
2. No exterior structural changes shall be made to any unit without prior consent, in writing, by the Board of Administrators of the Association.
3. No outside shades, awnings window guards shall be used, nor shall any radio, television, or telephone antennas be installed without prior consent, in writing. Unit owners may have installed air conditioners/heating systems and gas logs provided these installations are uniform and approved. The installation must be in accordance with Local and State building codes. No window units are to be allowed. Any repairs or maintenance costs related to these installations will be the responsibility of the individual unit owner as well as any damage caused to other units. Nothing is to be placed in the windows that will not be aesthetically appealing such as, window fans, damaged blinds, blankets instead of curtains, etc. Only appropriate window coverings may be displayed.
4. Any owner who replaces any lock to unit doors must immediately issue new key(s) to the person appointed by the Board of Administrators.
5. Each owner shall keep his premises in a good state of repair and cleanliness and shall not sweep or permit to be swept or throw from his unit any dirt, rubbish, cigarette butts, liquids or any other material from the balcony or into the corridors or into the stairways.

6. Within his or her unit or any common area and facility or limited common area and facility of the Condominium property, no unit owner shall make, or permit any disturbing noises in his unit by himself, his family, friends, employees, tenants or pets, nor do, nor permit any behavior that will interfere with the rights, comforts or convenience of other owners and/or other occupants of other units. No owner shall play any musical instrument or permit same to be played in his unit between the hours of 11:00 pm and 8:00 am, if the same shall disturb the occupants of any other unit.

The unit owner will receive a warning for the first offense, be subject to a fine of \$150.00 for the second offense and be subject to a fine of \$250.00 for the third offense. If *offensive language, offensive noise and/or offensive behavior is created by a tenant*, then, on the third offense, the owner shall have the tenant evicted. **FINE IS PAYABLE TO PWCOA.**

7. No dust mops or rugs may be shaken from balconies or windows and no towels or garments are to be hung on or near railings or windows where they can be readily seen.

8. Vestibules, halls, stairways, elevator and other condominium areas and facilities must remain unobstructed. They may be used for normal transit and not for storage or placement of furniture, packages, potted plants or similar items. Furniture is permitted on porches, patios or balconies immediate to owner's unit.

9. Sidewalks and common walkways shall not be obstructed for ingress or egress to and from the unit. The sidewalk leading from the rear parking lot to the first floor foyer and elevator of Phase II must remain unobstructed at all times with uninhibited access for emergency vehicles, i.e. ambulances and/or fire equipment.

10. Children under the age of 12 are not permitted to ride the elevator without an adult present, nor may they loiter or play in the foyers, elevator, stairways, garbage bin area, or other condominium areas of similar nature. The parking lots may not be used as playgrounds. The grassy areas between Phase I and Phase II may be used as a play area between 9:00am and 9:00pm.

11. A pet may not be walked in the grassy area between Phase I and Phase II. When an animal poops ANYWHERE on the property, it must be cleaned up immediately. No animal shall be kept in or on the condominium property except for one small household pet, maximum weight 25 lbs. Such a pet may not be kept or bred for any commercial purpose. It shall have such care and restraint as necessary to prevent them from being or becoming obnoxious or offensive on account of noise. No savage or dangerous animal shall be kept on said property. No more than one (1) household pet shall be housed on a permanent basis. No pet may be permitted to run loose upon the common elements, and any owner who permits or causes any animal to be brought or kept upon the property shall be held liable for any loss, odor, unsanitary conditions or other nuisance. In the event any animal is permitted by a unit owner to be anywhere on the Condominium Property without a leash, then such a Unit Owner shall be subject to a fine of \$100.00 for each occurrence by action of a majority of the Board of Administrators. **FINE IS PAYABLE TO PWCOA.** After three occurrences of such nature, the Board in a majority vote, may order the permanent removal of such pet from Condominium property.

12. Unit owners shall not take or cause to be taken within their units any action which would jeopardize the soundness or safety of any part of the Property or impair any easement or right appurtenant thereto or change the common elements without the approval of the board.

13. *Unit occupant/owners shall not permit anything to be done or kept in their units that would increase the rate of fire insurance thereon or on the condominium as a whole. Each occupant/owner shall promptly perform all emergency action necessary within his unit to safeguard the condominium property. The unit owner shall immediately notify the Board, or the Managing Agent, of such an emergency. **FAILURE TO DO SO MAY CREATE A LIABILITY ON THE PART OF THE UNIT OWNER.***

14. No immoral, improper offensive or unlawful use shall be made of the Condominium Property or any part thereof.

15. *Unit owners, families, guests, tenants and employees shall abide by the following parking and traffic regulation upon the property.*

a. There shall be NO parking on grass, nor on walkways, nor blocking of traffic anywhere on the property.

b. Only standard passenger cars, vans, SUVs and pickup trucks may park in parking lots.

c. No vehicle repairs are to be performed on the property.

d. Two (2) spaces directly in front of each of units 1, 2, 3, 4, 5, 11 and 12 in the front parking lot are provided for the exclusive use of the occupant of that unit. All other spaces in the front lot may be used by any visitors to any unit. Spaces are provided in the rear lot for the occupants and visitors of Units 21, 22, 31, and 32. **OCCUPANTS ARE RESPONSIBLE FOR INFORMING VISITORS TO THEIR UNITS OF THESE RULES.**

16. No unit owners, families, guests, or tenants may build open fires upon the property. Grilling permitted in grassy common areas.

17. When units in Phase I or Phase II are unoccupied during winter months, owners **must have** water pipes drained and appliances turned off.

18. All three (3) outer foyer doors of Phase II shall be kept locked at all times. Failure to do so places all units at risk of intruders.

19. General maintenance includes:

- a. Parking lots shall be kept free of debris.
- b. Snow removal when there is an accumulation of five (5) inches.
- c. Elevator inspected regularly.
- d. Elevator computer room may not be used for storage.
- e. Maintenance of grounds, including grass, trees and plants.
- f. Checking unoccupied units after storms for water and/or wind damage.
- g. Garbage bin to be kept clean and sanitary. All debris in the bin.
- h. Gutters to be kept free of leaves and other debris.
- i. Lights for common areas are to be kept functional.
- j. Phase II foyers and elevator are to be cleaned regularly.

ALL TENANTS AND GUESTS

MUST BE MADE AWARE OF THESE RULES AND REGULATIONS

**UNIT OWNERS ARE RESPONSIBLE FOR GIVING A COPY TO
EACH AND EVERY OCCUPANT OF THEIR UNIT.**

**ALL CLOSING ATTORNEYS AND REALTORS, AND ALL
TENANTS SHALL BE RESPONSIBLE FOR SEEING THAT
PROSPECTIVE BUYERS, TENANTS AND OWNERS ARE
PROVIDED WITH AN UPDATED COPY OF THESE RULES AND
REGULATIONS AND ANY OTHER CONDOMINIUM DOCUMENTS.**

This the 12th day of September, 2016

PINNACLE WOODS CONDOMINIUM OWNERS ASSOCIATION, INC.
a North Carolina non-profit corporation

by Linda Brown Jerger

Linda Brown Jerger

(Printed or typed signature of corporate officer)

**STATE OF NORTH CAROLINA
COUNTY OF CALDWELL**

I, Ruth L. Henson, A Notary Public of said State and County,
do hereby certify that Linda Brown Jerger, personally appeared before
me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp and seal, this 12th day of September, 2016



Ruth L. Henson
Notary Public