

**ARTICLE VII**  
**RULES & REGULATIONS**

1. Shareholder rights and privileges:
  - A. Right to enter, occupy and enjoy your home at your designated 911 address as evidenced by Lease Agreement in the form attached hereto as Exhibit A and by reference made a part hereof.
  - B. Right to park one (1) or two (2) non-commercial vehicles. **Due to the potential for damage to utilities, there is no parking in grassy common areas.**
  - C. Full right to ingress and egress through the common areas.
2. Payment of maintenance is due on or before May 1st and November 1st each year. Rates are for one or two persons per unit. Owner / Residents are limited to two persons per site except for board approved exceptions during such period as an owner/resident may require around the clock home health care. A surcharge (*to be determined annually by the Board of Directors*) per month per person for owner/residents exceeding two per site shall apply.
3. Overnight guests' length of stay must not be longer than twenty-one (21) days for any one guest per 12-month period.
4. Pine Hill Park is for adult residents only, 55 years and older. When children are overnight guests, they must be supervised at all times, and homeowners whose guest they are, will be accountable.
5. No living unit is to be sub-let. Use by anyone other than registered owner/resident will NOT be permitted.
6. All home sales must be approved through the Association office. A transaction fee payable to Pine Hill Residence Inc. shall be charged on all sales. The amount of the transaction fee shall be determined by the Board annually. No **for sale or realtor's** signs may be displayed on or in your living unit or on common ground.
7. No garbage disposals are allowed due to clogging of septic system.
8. All construction or additions to living units or area around living units must be approved by the Architectural Committee. This includes utility-workshop, storage units, porches, steps, driveways, carports, awnings, exterior paint colors and lawn decorations. Outside TV antennas are NOT allowed. Satellite dishes are limited in size to those provided by The Dish Network and Direct TV.
9. **Planting AND removal of trees must be approved by the Landscape Committee.**
10. The Association is responsible for trimming and mowing all common property. Selective trimming of shrubs or trees is NOT the Association's responsibility.
11. The Association reserves the right to regulate what it considers excessive use of metered city water.
12. Proper attire is to be worn whenever outside or away from patio. No laundry or towels to be in public view. All residents are responsible for their own actions and those of their guests.

13. **No excessive noise from radios, TVs, hammering, sawing, vehicles with loud mufflers, etc. before 9:00 a.m. and after 7:00 p.m.**

14. NO SMOKING in the barn, near the open door of the barn, the office or in the Clubhouse, including bathrooms.

15. Only homeowners and their guests will be allowed to participate in recreational activities, including swimming pool. Young children are allowed with resident supervision, but must NOT be a nuisance to other guests and must be potty trained – no diapers.

16. No RV's, trailers, motor bikes, motorcycles, ATV's, or watercraft of any type (*boat, canoe, pontoon boat – powered or manual*) **are allowed in the park, except that small canoes and kayaks may be kept in the Park if stored in storage units or under the living unit. No unlicensed vehicles may be kept in the Park.**

17. When homeowner leaves park for extended periods of time, the premises must be left in a condition in accordance with the Home Inspection guidelines. Windows are to have regular curtains, drapes, or blinds (*no sheets, blankets or make shift arrangements*), and all garden decorations and yard items must be stored and secured against winds and storms.

18. **DO NOT feed stray animals. Pets are allowed under the following conditions: a) all pets must be registered, b) pets must be on a leash, c) all waste must be picked up (if poop -then scoop), d) pets may not disturb other residents, e) two pets (under 20 pounds each when full grown) are permitted.**

19. **All units and outbuilding** must maintain a clean exterior. Each home should be washed annually. Home inspections will be held annually. (*See Section 10 under "Home Inspections" of the Policy & Procedure Manual.*)

20. New units must be pre-approved by the Architectural Committee. No used units will be allowed. A complete plot plan must be pre-approved by the Board including unit, utility room, driveway, cover for same, porch (screened or closed), location of air conditioning power, water, sewer, etc. Unit must be professionally installed, including utilities and meet all requirements of Macon County and State of North Carolina.

21. All Shareholders are required to obtain and have in effect at all times Homeowners Insurance.

***All requests for exceptions to these rules, must be submitted in writing to the Board of Directors for approval. Requests will be handled on an individual basis and NOT set a precedence for future requests.***