Pursuant to the authority contained in Article X of the Declaration of Condominium for Chandler Place, the executive Board has approved and adopted these Rules and Regulations for all owners, tenants, family members and guests. These Rules and Regulations are deemed reasonable and fair for the express purpose of monitoring the conduct of all residents and their guests which if not so regulated might detract from the overall appearance and desirability of Chandler Place as a place to live in harmony as a community.

1. PARKING
   No vehicles or similar equipment shall be parked in the Common Areas except passenger automobiles, passenger vans, motorcycles and pickup trucks that are in operable condition and have current license plates and inspection stickers. The foregoing restrictions shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a residence or pavement in the immediate vicinity of the parking area. No inoperable motor vehicle may be parked or stored in the Common Areas for a period in excess of 48 hours. Residents with more than one vehicle shall not use more than one space directly in front of the building in which they reside as there are twelve units in each building and only twelve parking spaces directly in front of any building. Extra vehicles should be parked in a satellite parking area near each building. Long-term storage of a vehicle not being used by a resident will not be permitted without a written authorization from the President of Chandler Place HOA. Long-term storage is defined as “non-use of vehicle for a period of 30 days or more,” and if such a vehicle is approved, it must be parked in satellite parking area – not in front of a building.

2. PETS
   Each unit is permitted a maximum of three domestic pets (dogs, cats or birds, only, but no more than two dogs in a unit). No dog in excess of 50 pounds may be domiciled or maintained within any unit. Dogs, regardless of size, when in the Common Areas, must be on a leash and kept off the lawns or landscaping. Pet feces must be collected from the Common Areas by the pet owner or other person responsible for the pet at that time by use of a “poop scoop” and a small plastic bag and then discarding the bag in one of the trash containers. No pet shall be allowed to remain within any unit if it constitutes a nuisance to other residents due to loud and persistent barking or other noise levels.

3. TRASH AND WASTE MATERIALS
   Garbage and other waste materials are to be deposited INSIDE the containers – not on the ground or pavement next to a container. Raw garbage must be place in plastic bags and tied before placing in the containers to minimize objectionable odors which can emanate from rotting garbage especially in warm weather months. Empty cardboard boxes must be cut up or broken down so that the pieces of cardboard will lie flat in the containers. Christmas trees to be discarded may be placed in the containers if the trees are cut up to fit inside the containers. The Association cannot afford to employ outside personnel to perform such tasks. No paint, automotive fluids or flammable fluids shall be discarded in the trash containers as these kinds of fluids are hazardous and illegal if disposed of in a trash container. Cigarette or cigar butts are not to be disposed of by tossing them onto the lawns or grounds of Chandler Place.
4. VEHICLE MAINTENANCE
Other than washing of a resident’s vehicle, no maintenance of or repairs to a vehicle shall be permitted in the Common Areas. Due to the high cost of water, guests are not permitted to wash their vehicles in Chandler Place.

5. STORAGE OF PERSONAL PROPERTY
Personal property of residents shall not be left or stored in any part of the Common areas including hallways in each building. This rule applies to such items as chairs, bicycles, etc. Balconies and patios of rear units in a building are not Common Areas, but they are not to be used as storage areas for bulky items which are to be discarded such as old mattresses, etc., or as an area to hang washed laundry to dry. Such practices would definitely create a negative effect on our unit market values.

6. LIMITATIONS ON RECREATIONAL ACTIVITIES
Unfortunately, there are no recreational or playground areas in Chandler Place. Playing, walking or running on the lawns, flower beds or other landscaping are prohibited. Us of bicycles, skateboards, rollerskates, etc is limited to the driveways inside the complex, not on lawns or sidewalks. As a matter of information, there are playground facilities at the Oakview Recreation Center just north of Chandler Place on James Road.

7. ARCHITECTURE
There shall be no alteration, addition or modification to the exterior of any building without prior written approval of the Executive Board. These restrictions include, but are not limited to, the installation of awnings, sunshades, satellite dishes, any antennas, etc. to the exterior of any unit. For further information regarding limitations upon right of unit owners to alter and modify units, please refer to Article XVII, page 11 of the Declaration for Chandler Place.

8. ADVERTISING
Placement of ads or notices at the mail boxes is not permitted. Signs advertising a unit for sale or rent cannot be placed in the lawns or other Common Areas inside the complex. Real estate brokers or leasing agents must be made aware of this rule if you contemplate selling or renting your unit.

9. LANDSCAPING
Any owner wishing to remove or relocate any plant(s) or shrubbery in the Common Areas must first consult with the Chairman of the Maintenance Committee for Lawns and Grounds. This rule shall also apply to the planting of any new tree, plants or shrubbery in the Common Areas.

10. LIMITATIONS ON USE OF BARBECUE GRILLS
The State of North Carolina Fire Code does not allow the use of barbecue grills on condominium patios or decks (aka balconies of rear units on the second or third floors of each building in Chandler Place). A grill may be used in the common area if it is placed 25 feet from the nearest condo building. Care must be taken so that smoke does not interfere with neighboring patios/decks. Such grills are personal property and cannot be left or stored in the common areas.

11. NUISANCES
No person shall use any part of the real property within Chandler Place in a way that unreasonably interferes with the quiet enjoyment of an occupant, or which is noxious, illegal, seriously annoying or offensive to a person of reasonable and normal sensitivity. Barking dogs and loud parties, especially after 10:00 pm, can be very distracting and annoying. Please keep TV’s, stereos, radios, and other musical instruments at low levels to preclude infringing on your neighbor’s right to peace and quiet. The Executive Board shall have wide discretion in determining what constitutes a nuisance and the duty to order those responsible to cease or abate such nuisance immediately.
SPECIAL NOTICE TO NON-RESIDENT OWNERS:
Your attention is called to Article XI of the Declaration for Chandler Place which states in part: “Any lease or rental agreement for a Unit shall be in writing and shall have an initial term of at least thirty (30) days, unless the prior written approval of the Executive Board shall be had and obtained. Such leases shall provide that the terms of the lease are subject to the provisions of this Declaration, the Articles of Incorporation, the Bylaws, and the rules and Regulations of the Association, and that any failure by the lessee to comply with the terms of such documents shall be a default under the terms of the lease. The Executive Board shall be furnished with a copy of all leases.” NOTE: Short-term rentals to clients and representatives of furniture markets are excluded from the foregoing regulations regarding leases/rentals of less than 30 days.

THESE RULES AND REGULATIONS (REVISED 8-11-08) SUPERSEDE ALL PREVIOUS EDITIONS

INFORMATION ATTACHMENT TO RULES & REGULATIONS – CHANDLER PLACE HOA

CHANDLER PLACE CONDOMINIUM HOMEOWNERS ASSOCIATION OF HIGH POINT, INC.

ENFORCEMENT OF GOVERNING DOCUMENTS OF CHANDLER PLACE HOA

Reference Article XXX, paragraph C, page 27, Declaration of Condominium for Chandler Place: The Bylaws of the Association provide that the Association may fine a unit owner in an amount not to exceed One Hundred Fifty Dollars ($150.00) for each violation of the Declaration for Chandler Place, the Bylaws or the Rules and Regulations of the Association, or may assess liability against a unit owner in an amount not to exceed Five Hundred Dollars ($500.00) for an occurrence of damage to Common Elements caused by a Unit Owner which is not covered by the Association’s Insurance. As set forth in the Bylaws, a hearing for the accused Unit Owner must be held before an adjudicatory panel appointed by the Association, which panel shall accord to the party charged with the violation: (i) notice of the charge; (ii) opportunity to be heard and to present evidence; and (iii) a notice of the decision. Any such fine or liability assessment shall be both the personal obligation of the Unit Owner against whom the fine is assessed and a lien upon the Unit of such Unit Owner and its appurtenant Allocated Interest, to the same extent as the assessments described in Article XXVI hereof.