

RULES AND REGULATIONS
OF
HILLCREST MANOR CONDOMINIUMS

The Hillcrest Manor Condominiums Association, through its Board of Directors, pursuant to the powers provided by the By-Laws and as further contained in Paragraph 10 of the Declaration of Hillcrest Manor Condominiums appearing in Book 3014, at Page 442, Guilford County Registry, has adopted the following Rules and Regulations governing the use of the Condominium Units and Common Property by the Owner of any Condominium Unit, his or her immediate family, guests, invitees, and lessees:

1. The sidewalks, courts, entry passages, halls and stairways shall not be obstructed or used for any purpose other than exit or entrance.
2. Residents and their guests shall maintain order in the building and shall not permit any improper noises as to interfere in any way with other residents.
3. Radios, television sets, stereos and other musical devices shall not be played at an unreasonable volume at anytime, and shall not be played at a volume audible beyond the confines of that apartment between 7:00 p.m. and 9:00 a.m. No musical instruments shall be played for practice at any time and the giving of musical lessons is prohibited.
4. When guests are present, boisterous conduct shall be avoided and good order shall prevail at all times.
5. No play wagons, toys, bicycles, motorbikes, motorcycles or other vehicles shall be allowed in the Common Areas of the building (including halls, stairwells, boiler room area or basements), nor shall any such vehicle remain unattended on the grounds, except for the regular passenger-vehicle of any resident or guest which is to be properly parked in one of the marked parking spaces.
6. No personal property shall be stored in basements of buildings.
7. All residents must observe strict care not to leave their windows open when it rains or snows; and shall be found at fault for any damage by reason thereof to paint, plaster or other parts of the building. The same applies to foyer windows during inclement weather.
8. All garbage must be placed inside the dumpster provided in the parking lot. Nothing is to be placed outside the dumpster.
9. Nothing shall be thrown from windows or doors of the building and littering of the lawns is prohibited.
10. No painting or alterations shall be done to buildings except by owners, and then only for interiors of their Units.
11. Pets shall not be allowed except by consent of the Unit owner. In accordance with the High Point City laws, pets must be kept on a leash at all times so as not to interfere with other residents. Pets shall not be allowed to run free in foyers (including stairwells, halls, boiler rooms and basements) or in other Common Areas.
12. No campers, boats or any large vehicle shall be kept in parking lots without prior written permission from the Board. No resident shall cause another vehicle to be blocked in, preventing their entrance to or exit from the lot. Parking on the lawn is prohibited. A reasonable, safe speed limit shall be maintained to entrance and exit the parking lots.
13. All moving vans or other vehicles being used to move furniture, appliances and the like to and from Units are prohibited from parking on lawns.
14. All residents shall conserve hot water for the sake of other residents. All bathroom facilities, heating apparatus or any other equipment shall not be misused and any repairs to such by reason of misuse will be paid for by resident.

15. All residents are asked to use the sidewalks in order to prevent parking in the lot.
16. The Common Area is not to be used as a storage area or for deposit of junk or any other material, except for the normal deposit of household garbage in the dumpsters provided in the parking lot.
17. Each Condominium Unit is restricted to residential use by its Owner, his immediate family, guests, invitees, and lessees. Keeping of children on a regular, reoccurring basis, whether for hire or otherwise, is deemed to be a non-residential use of the Condominium Unit, unless such child is an immediate member of the family residing in the Condominium Unit, or is an occasional visitor thereto.
18. All residents using the laundry room shall exercise care in its use and help to maintain a clean environment at all times.
19. All doors at entrance to building shall be kept closed at all times including doors to boiler rooms and basements.
20. No water beds shall be allowed in second floor Units.
21. No Unit Owner shall lease his or her Unit for transient, hotel or commercial purposes, except that an Owner may rent his or her Unit to any person temporarily attending the High Point International Furniture Market during the markets of April and October, provided such rental period shall not exceed ten (10) days per Furniture market.
22. Any lease Agreement between an Owner and his or her lessee must be in writing and must provide that it shall be subject to the provisions of the Declaration of Hillcrest Manor Condominiums and that any failure by the lessee to comply with the terms thereof shall be a default under the lease.

Board of Directors and Management
HILLCREST MANOR CONDOMINIUMS