

ARTICLE VI

GENERAL PROVISIONS

Section 1. AMENDMENTS. Except as otherwise provided herein or in the Declaration of Covenants, Conditions and Restrictions, these Bylaws may be amended or repealed and new bylaws may be adopted by the affirmative vote of a majority of the Board then holding office at any regular or special meeting of the Board; at a regular or special meeting of the members at which a quorum is present, by a vote of the majority of the members.

Section 2. ASSOCIATION SEAL. A seal with the words "COUNTRY PARK COMMUNITY ASSOCIATION, INC." on the outer circle and the date "1999" within the circle, shall be the common corporate seal of the Association and shall be in the custody of the secretary.

COUNTRY PARK COMMUNITY ASSOCIATION

WHEREAS the Declaration or Master Covenants Conditions and Restrictions For Country Park ARTICLE II, Section 3. Rules and Regulations empowers the Community Association to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the common area and,

WHEREAS the Bylaws of Country Park Community Association, Inc. charges the Board of Directors with the responsibility of exercising all rights and powers of the Association including, but not limited to adopting rules and regulations,

NOW THEREFORE, the Board of Directors hereby establishes this set of rules which becomes addenda to the Bylaws of Country Park Community Association, Inc.

Each rule shall be numbered and future rules adopted by the Board will be added to these addenda as may be necessary.

Rule .001 Parking and Prohibited Vehicles. In addition to the restrictions set forth in ARTICLE III, Section 7. of the Covenants, no motor vehicle (car or truck) will be parked upon the streets of Country Park, except that motor vehicles may be parked upon the streets on a temporary basis to facilitate social or other lawful gatherings at the homes of Country Park residents, (which are generally a single day event). Residents planning any event of longer duration will notify the Board in advance of such event, if it necessitates on-street parking. Violations may result in the vehicle(s) being towed.

In order for Country Park to remain a quiet, tranquil, and serene residential community, the following type vehicles are hereby prohibited from remaining parked on the residential streets or upon any portion of any Lot in Country Park, except for the purpose of loading and/or unloading cargo: Any truck tractor; any truck tractor and semi-trailer combination; and any van type truck of two ton capacity or greater. Continued violation of this rule, after having been warned by the Board of Directors, shall result in the Board pursuing further legal action to have the vehicle(s) removed. Any costs incurred by the Board for such action may be assessed against

and billed to the owner of the Lot on which the vehicle is parked. (Adopted 07-09-2005)
(Revised 09-21- 2007)

Rule.002 Pools All pools require prior approval of the Architectural Control committee. All applications for approval must meet the requirements of the county's regulations governing pools. (Adopted 07-09-2005)

Rule .003 Community Ponds Water Usage. Country Park lot owners may utilize water from the east (upper) pond in the common area for personal use, provided that the following requirements are met: the water level on the vertical overflow pipes in either pond should not be below the top of the vertical overflow pipe by one inch or more. No water shall be taken from the west (lower) pond without prior approval of the board. (Adopted 10-15-05) (Revised 07-23- 09)

Rule .004 Remedies for Nonpayment of Assessments: Any assessments which are not paid in full when due shall be delinquent. The Association will not accept partial payments. If the assessment is not paid within thirty (30) days after the due date, there will be a penalty of up to twenty five (25) dollars assessed to the account for each quarterly assessment in arrears. In addition, the assessment may bear interest daily from the date of delinquency at the maximum rate allowed by the State of North Carolina.

The Community Association will bring action at law against the owner personally obligated to pay any assessments and interest, and if necessary, foreclose the lien created herein in the same manner as prescribed by the laws of North Carolina.008a for the foreclosure of Deeds of Trust. Costs and reasonable attorney's fees (as set forth in ARTICLE VI, Section 1 of the Covenants for Country Park) of any action shall be added to the assessment. (Adopted 4-19-07)

Rule .005 Pools: In addition to Rule .002, in which all pools require prior approval by the Architectural Committee, no permanent above ground pools may be permitted. For clarification, seasonal "blow up" or "kiddie" type pools are permitted. (Adopted 4-19-07)

Rule .006 Fines for Returned Checks: Any check payment submitted to the Country Park Community Association that is returned due to insufficient funds (NSF) shall cause the owner of said check to incur a penalty fee of \$15.00 in addition to the original amount due and any bank charges incurred. (Adopted 4-19-07)

Rule .007 Usage of Ponds and other Community Property: The safety and well being of all residents and their guests while enjoying the Association's ponds and other community property is of utmost importance to the Country Park Community Association. Due to the potential for personal injury or death by drowning, residents and their guests (adults and children) are hereby prohibited from entering the ponds for swimming, wading or otherwise playing in the water. The lot owner/s, parents and/or legal guardians of minor children, or others of diminished mental capacity (elderly, etc.) shall be held solely responsible for the safety and conduct of their minor children and/or guests by ensuring compliance of this rule by their minor children and/or guests. Therefore, minor children or anyone of diminished mental capacity should be accompanied and

supervised by a parent or legal guardian at any time their minor children or guests are on community property and near the water. (Adopted 8-06-08)

Rule .008 Mowing of unoccupied lots: All unoccupied lots must be maintained (mowed) a minimum of once every thirty (30) days during the growing season. Also, if more than 50 % of the unoccupied lot is more than one foot high at any time the lot must be mowed to abide by the guidelines set forth by the covenants. (Adopted 0-23-09)

Rule .009 Use of Off Road Vehicles Within Country Park Subdivision

In order to maintain the quiet serenity desired by the residents of Country Park Community, it has become necessary to prohibit the use of any motorized, gasoline powered off road type vehicles (trail bikes, four wheelers, etc.) from operation anywhere within the Country Park Subdivision's common areas. This includes any streets and common areas within the Country Park Subdivision. **The only exception to this rule is vehicles used solely for the purpose of necessary lawn care and landscaping.** Violations of this rule on the streets may result in criminal prosecutions in the state courts. Violators elsewhere within Country Park Subdivision will be subject to a fine not to exceed one hundred dollars (\$100) for each such offense. Such fines shall be assessments secured by liens under G.S. 47F-3-116 of the **North Carolina Planned Community Act. Adopted 03-16-2011**

Rule .010 - Use of Common Areas and Trails:

For the safety and well-being of all residents and their guests while enjoying the Association's common areas and walking trails, dangerous and vicious animals/dogs are prohibited from entering the common areas and the walking trails. Violators will be subject to a fine not to exceed one hundred dollars (\$100) for each such offense. Such fines shall be assessments secured by liens under **G.S. 47F-3-116 of the North Carolina Planned Community Act. Adopted 2-25-2021.**

Rule .011 - Maintenance of the ponds :

In order to preserve the beauty and natural habitat in and surrounding the ponds, it shall be the sole responsibility of the Board to carry out the maintenance of the pond. **Adopted 2-25-2021.**