

Griffin Mill Homeowners Association, Inc.

Rules and Regulations

Publication 1 - April 2014

1. GENERAL

Pursuant to the Declaration of Covenants, Conditions and Restrictions (CCRs) Article II, Section 3 and the Bylaws, Article VIII the following rules and regulations are presented to the members of the Association. Violations to these Rules and Regulations are covered in Article X of the CCRs and item 15 of this document. The CCRs for Griffin Mill, along with the Supplement, Bylaws, Amendments and these Rules and Regulations can all be referenced on our Griffin Mill web page under the Documents tab.

2. EXTERIOR ADDITIONS AND CHANGES

Any homeowner wishing to make additions or changes to his or her residence or lot which will alter the exterior must obtain written approval from the Board of Directors or Architectural Review Committee prior to beginning the change or addition. Requests for approval of any change or addition must be made in writing, giving a complete description of the proposed change or addition. The request should be provided to the Association Manager who will present it to the Board of Directors for approval. Refer to Article V of the CCRs for details and refer to item 6 of Amendment to CCRs regarding fences and walls. Architectural Change forms may be obtained from the Association Manager or accessed on our Griffin Mill web page under the forms tab. Additionally, homeowners are not to perform landscaping or other modifications to Common Areas without approval from the Board of Directors.

3. RENTING

Homeowners must provide the Association Manager with a copy of the lease or a written statement designating the name and phone number of the renter. The lease or written statement must include that the tenant agrees to comply with the terms and provisions of the CCRs, HOA Bylaws and with Rules and Regulations promulgated by the Association. Owners are responsible for their tenant's compliance and any violation is the responsibility of the homeowner. Fines and penalties for violating any Rules and Regulations of the Association are levied against the homeowner. Tenants who continue to cause disturbances, property damage, or habitually violate the Rules and Regulations of the Association will be given a sixty-day notice to vacate by the Board of Directors with or without the approval of the homeowner. Refer also to Article II, Section 6 of the CCRs.

4 TRASH CANS

Trash cans and recycling bins will be placed at the curb in front of each house no earlier than 5:00 P.M. the evening before a scheduled pick up date and will be removed from the curb no later than 7:00 A.M. am the day after the pick up date. Trash cans and recycling bins will be stored in the garage or on the side of the house not facing the street. If cans are stored on the side of the house, homeowners are to install landscaping and/or fencing (fencing in accordance with Amendment to CCRs Item 6), to screen the stored cans so they are not visible from the street.

5 NOISE

Residents are to exercise extreme care with the use of musical instruments, radios, television sets, amplifiers or any other noise that may disturb other residents. This also includes the noise of animals and car stereos. Refer to CCRs Article VII Section 3 for additional information regarding nuisance activities.

6 PETS

Refer to item 3 of the Amendment to CCRs. Pets are not permitted on the property of other Griffin Mill homeowners or the common property of the Association unless on a leash, carried, or under the direct supervision of the owner. Pet owners are responsible for cleaning up after their pets in the common areas and the lots of other homeowners. Pet owners who allow their pet to damage common property are responsible for repairing or paying to have such damage repaired. Pet owners are to indemnify the Association and hold it harmless against any loss or liability of any kind whatsoever arising from or growing out of having any animal.

7 PARKING

No vehicle shall be parked in such a manner as to impede or prevent ready access to any driveway. Continual parking by an owner or guest on the street is not permitted. Commercial vehicles shall not be parked or stored on any Lot or the Common Area except for the temporary, non-recurrent parking of such vehicle on a Lot for a period not to exceed 24 hours during any period the Lot is being serviced by such vehicle. Refer to item 2 of Amendment to the CCRs for additional information regarding motor vehicles.

8 VEHICLE MAINTENANCE & OPERATIONS

No vehicle maintenance, with the exception of washing and waxing of homeowners' automobiles, motorcycles or associated equipment shall be allowed on the common property. Vehicles shall be operated in a responsible manner while on Association grounds for the protection of other homeowners, families and guests.

9. PERSONAL PROPERTY

No personal property shall be left unattended on the community streets or association common area. Homeowners are responsible for removing their personal property including but not limited to; basketball hoops, bicycles and skateboards from the streets and common area once finished using them. Personal property, other than vehicles, are not to be left in the streets overnight.

10. DAMAGE TO PROPERTY

Any owner or resident who damages common property or another homeowner's property by driving on the grass, allowing a pet to damage homes/buildings or landscape or by any other reason will be required to pay for the repair of such damage. The individual homeowner will be responsible for damages caused by tenants, guests, visitors or pets and for repairing any damage to any residence or common area caused by the improper operation of any equipment owned, rented or possessed by the homeowner. Damages are subject to immediate restorations to prior condition at the sole expense of the violating party. Any damage to a homeowner's property thought to be caused by an Association vendor should be reported to our Association Manager prior to any repair of such damage.

11. CONDUCT OF CHILDREN

Parents are responsible for the general conduct of their children at all times. Damage to common property or personal property of other residents is the responsibility of the parent.

12. GUESTS

Residents are responsible for their guests' and/or visitors actions that violate any of these rules and regulations, or any further regulations that the Association may enact.

13. MAILBOXES

Mailboxes and street numbers are to remain consistent throughout the community.

14. STREET LIGHTS

To report streetlight problems or burned out streetlights call Duke Energy Customer Service at 1(800) 653-5307.

15. VIOLATIONS

Violations of the CCRs, Bylaws, Amendment and/or these Rules and Regulations must be reported to the Association Manager. The Association Manager will forward valid violation reports to the HOA Board of Directors for action. Under the authority of the North Carolina Planned Community Act, a homeowner violating CCRs, Bylaws and/or Rules and Regulations will be sent a warning letter from the Association Manager indicating that they are violating the rules. If the homeowner continues to violate a rule a hearing will be scheduled with the homeowner who is violating the rules. At this hearing the homeowner will be given the opportunity to discuss the violation with the Board of Directors. For further enforcement information, refer to CCRs Article X.

This enforcement policy may seem harsh; however, this system, including fines and penalties, will only affect those people who refuse to fulfill their obligations to our community. It is unfair to the majority of homeowners to carry the financial burden and suffer the property value pitfalls that result from those in our community who might refuse to live by the governing documents that keep our neighborhood a desirable and safe place to live.

16. RULE CHANGES

The Board of Directors of the Association reserves the rights to change or revoke existing rules and regulations, and add new rules and regulations from time to time, as in their opinion, are necessary. If a homeowner desires to have these rules and regulations modified, recommendations are to be made to the Association Manager who will bring the recommended changes to the Board of Directors for consideration.
