

Crosswinds

Townhome Association, Inc.

Crosswinds Homeowners Association Rules and Regulations & Fine Violation Policy

(updated 8/18/14, 3/16/18, 1/3/21)

The majority of homeowners at Crosswinds abide by the rules that govern the Association. However, it is necessary to publish rules and regulations and a fine violation policy so non-compliance issues can be dealt with quickly and effectively to protect property values and the quality of life with Crosswinds HOA.

Animals

- All animals must be on a leash at all times.
- Owners are responsible for picking up all animal waste.

Cigarette Butts & Other Litter

- Smokers are responsible for cleaning up all cigarette butts. Do not throw cigarettes from your vehicle when driving through the community. Cigarette butts are unsightly and are the main cause of pine needle fires.
- Littering is prohibited.

Equipment & Personal Items etc.

- Appropriate outdoor furniture is acceptable on the front porch of your home; no outdoor furniture on common area as well as driveways.
- Front porches must be kept in a tidy manner at all times.
- Items such as garden equipment, hoses and indoor items are prohibited to be stored on porches, front yards, grass, driveways, sidewalks, and common area.

Garbage Toters

- Toters and recycle containers must be placed for pick-up the evening before or the morning of collection and removed from sight by the evening of pick-up day.

Parking

- Homeowners are encouraged to utilize their garage first (if it applies), driveway pad, then the overflow parking.
- No vehicles of any kind may be parked on any grassed area at any time.
- Overnight street parking is strictly prohibited. Cars parked overnight on the street area subject to being towed.
- No parking is allowed in front of the mail kiosk. Any unattended vehicle will be towed at the owner's expense.
- Blocking access to another resident's driveway will result in immediate tow.
- Parking on the road on both sides of the street at the front entrances is prohibited. The road is clearly marked 'No Parking'.
- Trailers, campers, boats, or any recreational vehicle are not permitted anywhere within Crosswinds either on driveways, roadways or overflow pads. Trailers and recreational vehicles may be stored within an enclosed garage.

Crosswinds Townhome Association, Inc

- The foregoing restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a residence in the immediate vicinity of the parking area.
- All vehicles in Crosswinds (to include those located on driveways and all common areas) must be maintained in good running condition. Vehicles must not leak fluids or emit strong or offensive (as determined by the community association manager) fumes/odors. Such vehicles may be subject to towing at owner's expense. Homeowners/residents who fail to comply will be subject to the Crosswinds fine system.
- Automotive repair is prohibited in driveways and all other common areas. Minor and limited automotive repair may be permitted if conducted wholly within the garage and under the condition that no unreasonable noise, odor, or vibration may be emitted from the property.
- Overflow parking is a first come first serve basis however these spaces should be utilized for guest/visitor parking.
- Unlicensed/junked vehicles will be towed by Kirk Sineath Towing.

Architectural Requests

- No exterior change may be made without prior approval from Crosswinds HOA. Please refer to your ARC Guidelines for full information.

For the full list of conditions and restrictions, please refer to the Declaration of Covenants, Conditions and Restrictions for Crosswinds HOA. If you require a copy the Declaration, please contact Lambeth Management.

Failure to comply with the above stated rules and regulations and the Declaration of Covenants Conditions and Restrictions for Crosswinds HOA will result in fines being imposed as outlined in the Fine Violation Policy below.

Fine Violation Policy

(Adopted August 11, 2009)

The Board of Directors of the Crosswinds Homeowners Association is concerned, along with the rest of the members, with keeping our community a pleasant place to live along with protecting each member's property value. By working together and enforcing the Association's Covenants, Conditions, Restrictions, Bylaws, Articles of Incorporation, Rules and Regulations (the "Governing Documents") we can help protect your property values and reduce operating costs by preventing costly lawsuits against those few that do not wish to comply with the Governing Documents.

To that end, the Board of Directors, under the authority of the North Carolina Planned Community Act, has adopted a fine system to address violations of the Governing Documents.

The procedural steps for the fining system are as follows:

Crosswinds Townhome Association, Inc.

NOTICE OF VIOLATION

1st Offense – Friendly Reminder

2nd Offense – 1st Violation Notice

3rd Offense – 2nd Violation Notice

4th Offense – Hearing Notice, fines may be applied to Account

A letter describing the alleged violation and citing the appropriate Governing Document language will be sent by certified mail/signature required to the homeowner. The letter will explain that the Member has twenty (20) days to correct the violation or request a hearing before the Board of Directors (or panel appointed by the Board). The Member may also contact the Association, via Slatter Management, to arrange for an extension of time to comply.

If the violation is not corrected, a hearing is not requested and no extension has been granted, a fine of up to \$100 per day, as required, will begin to accrue seven (7) business days after the time period has expired.

If the Association receives a request for Hearing:

REQUEST FOR A HEARING

The Board of Directors, or a panel appointed by the Board of Directors, will schedule and notify the homeowner of the hearing to determine if the homeowner is in compliance with the Governing Documents, and to hear any aggravating or mitigating factors. The homeowner will have a full opportunity to explain why they are not in violation of the Governing Documents and/or an opportunity to request a waiver.

Upon gathering all necessary information the Board, or appointed panel, will deliberate outside the presence of the homeowner and render a decision. Written notification of the decision will be sent to the homeowner within five (5) business days of the hearing.

FINES

Fines added to your Association ledger become part of your obligation to the members association and must be paid within 30 days.

Failure to pay a delinquent balance may result in attorney action being taken to recover the Associations' debt. Attorney action may include a lien being placed upon your home.

The Board understands that this may seem like a harsh policy to many of our members. However, this fine system will only affect those people who refuse to fulfill their obligations to our community. We do not feel that it is fair to the majority of the members to carry the financial burden and suffer the property value pitfalls that result from those in our community that refuse to live by the Governing Documents that keep our neighborhood a pleasant and safe place to live