

Canaan at the Noles Condominium Association, Inc. Rules and Regulations

Per the [NC Condominium Act](#) and in accordance with Article 13 of the Declaration of Condominium for Canaan at the Noles Condominium ("the Declaration") and Section 10 of the Bylaws of Canaan at the Noles Condominium Association, Inc. ("the Bylaws"), the following rules and regulations apply to Canaan at the Noles Condominium Association, Inc. ("the Association").

These rules and regulations are in addition to the provisions found in the Declaration, Bylaws, as amended. All unit owners are expected to become familiar with and abide by the Declaration, the Bylaws, and the Rules and Regulations.

Any violation of the rules and regulations shall be reported to the Association's management company.

- 1. Access to Units.** Pursuant to Articles 15 and 16 of the Declaration, the Association shall access the interior or crawlspace of a unit in an emergency to remedy or abate the cause and in non-emergency situations to perform any maintenance, alteration, or repair of the common elements. Unit owners are requested to provide up-to-date contact information to the Association's management company to facilitate access when necessary.
- 2. Architectural Modifications.** All architectural modifications to common elements must be approved by the Association via an [Architectural Modification Request](#) prior to any work beginning (see also [Satellite Dish Request Form](#)). For additional clarity, approval is required for:
 - a.** any alterations or renovations involving structural elements — including to the interior portions of a unit or crawlspace;
 - b.** any exterior change including, but not limited to:
 - i. all exterior doors, including storm doors and garage doors;
 - ii. windows;
 - iii. patios;
 - iv. screened porches;
 - v. decks;
 - vi. exterior outlets;
 - vii. exterior lighting;
 - viii. flag wall mount;
 - ix. outdoor fans or vents;
 - x. security monitoring systems;
 - xi. water spigots;
 - xii. exterior modifications associated with ADA requirements;
 - xiii. installation of tankless water heaters;
 - xiv. electric vehicle chargers;

- xv. central vacuum units;
- xvi. outdoor awnings through an [Awning Request Form](#).

3. **Association Employees and Agents.** No unit owner or resident shall direct, supervise, or in any manner try to assert any control over the employees and agents of the Association or its Management Company.
4. **Entrances and Walkways**
The sidewalks, entrances, and steps of all units shall not be obstructed.
5. **Fireworks.** No fireworks shall be permitted.
6. **Flags.** All flags displayed shall be in good repair (e.g. not torn, fraying, obviously faded, or soiled).
 - a. **American Flags.** Unit owners with an existing outdoor wall mount for a flag may fly an American flag no larger than 3' x 5'. Requests to add an outdoor wall mount for this purpose require an [Architectural Modification Request](#).
 - b. **Garden Flags.** One seasonal (e.g., spring, summer, fall, winter, holiday), American, university, or sports team garden flag no larger than 12.5 x 18 inches may be placed on a decorative pole no taller than 3.5 feet in the pine needles of the common area outside each unit.
7. **Flammable, Combustible, or Explosive Substances.** No flammable, combustible, or explosive fluid, chemical, or substance shall be kept or used in any unit, limited common elements, or common elements except as required for normal household use.
8. **Garbage, Recycling, Yard Waste.** Garbage or recycling receptacles as well as any cans or bags for yard waste shall not be placed on the common elements except in the trash caddies attached to some units. The common areas shall be kept free of rubbish.
9. **Outdoor Grills, Fire Pits, and Heat Lamps.** Gas or charcoal grills, fire pits, and heat lamps shall only be used on uncovered patios. Unit owners are responsible for the safe use of these devices and shall monitor them when in use.
10. **Holiday Decor.** Appropriate temporary decorations for holidays shall be permitted for no more than two weeks prior to the holiday (Advent/Christmas shall be considered as a single holiday season). Temporary decorations shall be removed within two weeks of the holiday's conclusion. No decorations shall be affixed to the roofs.
11. **Landscape Modifications.** Requests for any landscape modifications or plantings shall be made using [this form](#). No landscaping is permitted without the prior approval of the Landscape Review Committee.

12. Parking. Residents are encouraged to inform lessees, guests, and service workers about these provisions.

a. Unit owners, lessees, and their guests. Unit owners, lessees, and their guests, invitees shall be permitted to park approved motor vehicles only in the unit's garage or on the driveway.

- i. Approved motor vehicles are cars, motorcycles, mopeds, motorized bikes, scooters, pick-up style trucks, and vans under 3,500 pounds gross vehicle weight (as indicated on the State of North Carolina registration) used solely for personal, non-commercial purposes.
- ii. Other trucks, vans, commercial vehicles, recreational vehicles, motor homes, campers, boat or boat trailers, or trailers shall not be parked on any part of the common elements, including driveways.
- iii. All motorized vehicles parked on the driveways shall be in operable condition with a current registration.

b. Service vehicles. Service vehicles shall not be permitted to park on any part of the common elements except the driveway and shall be parked for no more than 8 consecutive hours. All service vehicles parked on the driveways shall be operable with a current registration.

c. Street Parking. When parking on the street is necessary, vehicles shall not block the driveways of other units, mailboxes, fire hydrants or trash/recycling pickup. Street parking shall be for less than 12 consecutive hours and must allow clearance for all other vehicles, including emergency vehicles. All motorized vehicles parked on the streets shall be operable with a current registration.

13. Personal Property. The personal property of residents shall be stored within the unit or the storage space appurtenant to such unit. No linens, clothing, curtains, rugs, mops, or laundry of any kind or other articles, shall be shaken or hung from any window. The Association shall have the right to remove any personal belongings from the common elements without notice.

14. Pest Control. Unit owners shall notify the Association if there is an opening in a unit that may allow pests (e.g., insects, mice, squirrels, birds, etc.) to enter the unit or the crawl space. The Association secures the exterior of the buildings and repairs damage done by termites. The unit owner secures and treats the interior against pests inside the home and repairs for any damage to the same, except as a result of termites. If a unit develops a pest problem that is not corrected by the unit owner, the Association may, after twenty (20) days' written notice to the unit owner, exterminate the pests and the costs will be an assessment to the unit.

15. Pets. No more than three (3) common household pets shall be kept or maintained in any unit. Feeding of feral cats/stray animals is not allowed. Unit owners will be liable for injury to person or property caused by their pet(s) and shall be in compliance with all laws and ordinances of the City of Greensboro and County of Guilford related thereto.

a. Dogs must be leashed and attended to at all times on the common elements.

- b. Animal waste shall be immediately bagged and disposed of by the pet owner in their unit's garbage.
- c. Excessive noise such as barking, howling, whining, etc. may be considered a nuisance.

16. Safety.

- a. **Speed Limit.** The speed limit in Canaan at the Noles is 15 mph.
- b. **Awareness.** Residents are encouraged to maintain an appropriate alert awareness and report any suspicious activities to the Greensboro Police (911 in case of emergency; 336-373-2222 for non-emergencies).

17. Signs. Signs, advertisements, and posters shall not be attached to the buildings, mailbox, or any other structure. Only the following signs shall be permitted in the exterior portions of Canaan at the Noles:

- a. One (1) Alarm Company sign per unit shall be a maximum of one (1) foot square and shall be located close to the unit in the pine needles
- b. One (1) Real Estate ("For Sale") sign per unit may be placed within six (6) feet directly behind the mailbox and be parallel to the driveway. The sign shall not be larger than two (2) square feet and stand no higher than three and a half (3½) feet. Any "Open House" signs shall be in the same area and shall be removed immediately following the conclusion of the Open House.
- c. One (1) election campaign sign a maximum of two (2) square feet shall be permitted per unit in the common elements at any time. All election campaign signs in the common elements shall be located in the pine needles and may be erected no earlier than forty-five (45) days before the corresponding election and shall be removed within seven (7) days following the date of the election.

18. Storage/Temporary Structures. No storage or temporary structures shall be permitted. In circumstances such as construction, remodeling, or repair work, dumpsters, trailers, PODS or other storage, porta potties, and similar structures may be requested for use in the unit's driveway or the street.

19. Vehicle Maintenance and Repair. Cleaning of vehicles shall be permitted in the driveways of the vehicle owner's unit or on the street immediately in front of the vehicle owner's unit. No other vehicle maintenance shall be permitted except in the garage.

20. Window AC and Fans

No window air-conditioners or fans shall be permitted.

21. Yard/Garage/Estate Sales

No yard or garage sales shall be permitted. Estate sales shall be contained within the unit, conducted by appointment only, and with parking for scheduled guests limited to the garage, driveway, or on the street immediately adjacent to the unit.