

Belvedere Plantation Townhomes, Inc.
Rules and Regulations
Effective April 1, 2007

The members of the Belvedere Plantation Townhomes Association, inc. (Hereinafter referred to as "BPT") welcome you to the community. We take great pride in our community and feel sure that you will do the same. In order to keep the community operating and looking its best, the Board of Directors asks that you follow the rules and regulations listed below. These rules are consistent with those outlined in the Belvedere Plantation Townhomes Covenants. If you have any comments or are unsure of a rule, please call our management company (Community Association Management Specialists 910-256-2021).

RESIDENTIAL PURPOSES. All units shall be used for residential purposes only.

NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. All Garage Doors are to remain closed unless entering and exiting. There is to be no activity where the garage door is to remain open for a social function.

VEHICLES. No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. BPT shall have the right to have all such vehicles towed at the owner's expense without notice. No resident may repair any vehicles, boat motors, motorcycles or any type of motor on or in any common areas including parking areas and roads.

PARKING. Parking is only allowed in front of your unit on your unit's parking pad or on Azalea Drive, the public street. Cars, SUV's and pickup trucks are permitted in designated parking areas. Boats, jet skis, motor homes, trailers or other nonconforming vehicles are not allowed and may be removed at owner's expense without notice. **No vehicles are allowed to park on any grassed or landscaped areas or on the street in front of the town homes (NO EXCEPTIONS).** This rule must be very strictly followed because the irrigation lines run next to the parking pads and the weight of the vehicles can and has in the past ruined the lines. If a resident's irrigation line is discovered to be broken or in need of repair, all fees for repair will be added to the owners account. Please have your guests' park on your parking pad or on Azalea Drive. Also, only two cars on any parking pad, parked perpendicular to the street, are allowed at anytime. The Association shall have the right to have vehicles in violation towed at the owner's expense. **No parking is permitted on any other street at any time. Violators will be towed at owner's expense without notice. There will be no overnight parking on the street allowed unless a handicapped placard is displayed on the vehicle.**

OUTSIDE FURNITURE. No furniture on the lawn, charcoal grills, cleaning or gardening equipment or tools shall be permitted in the common areas or front porches. Only porch furniture will be allowed on the porches. You must first get permission via the Architectural Committee. Please read the Exterior Changes section below.

SIGNS PROHIBITED. No "For Sale", "For Rent" or "For Lease" signs or any other signs shall be permitted on any lot, residence or fence or displayed in the common areas and facilities. However, lock boxes are permitted.

FLAGS. The only type of flag permitted, in the front of units, is an American Flag. The flags should be reasonable in size. We require nothing larger than three feet by five feet. If you plan to affix a mounting bracket to the outside you must first get permission via the Architectural Committee. Please read the Exterior Changes section below.

TRASH CONTAINERS. Trashcans are only allowed to be out on pick-up days, all other times it must be kept out of sight. Retrieve your trashcan as soon as possible after your trash is retrieved. Any unit that does not put their trash can into the garage after the trash has been picked up will be issued a warning or fine (see below for applicability).

TEMPORARY STRUCTURES. No structure of a temporary character, trailer basement, tent, shack, garage, barn or any other outbuilding shall be used on any lot any time as a residence either temporarily or permanently.

RECREATIONAL VEHICLES. No boat, motorboat, camper, trailer, motor or mobile homes or similar type vehicle shall be permitted to remain in parking spaces at any time.

ANIMALS. Dogs, cats, or other household pets may be kept and maintained provided that they are not kept and maintained for commercial purposes. Pets are not allowed to run free and must be properly leashed and escorted at all times when they are outside the units. You must remove any droppings from your pet as also required by City/County Ordinance. If any pet shall be determined by the Board of Directors to be a nuisance, the Board shall have full authority to have such pet permanently expelled from the properties.

OUTSIDE ANTENNAS. No outside radio or television antennas or satellite dishes shall be erected on any lot or dwelling unit within the Properties without Architectural approval.

EXTERIOR LIGHTS. All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white or non-frost lights or bulbs.

YARD/GARAGE SALES. Yard/Garage sales are strictly prohibited.

EXTERIOR CHANGES. The Board of Directors must first approve any change to the exterior of or modification to your townhouse, including the fence. Request should be submitted to our management company Century 21 Sweyer – CAMS c/o BPT.

FRONT and SIDE YARDS. Owners that make changes to the front or side yards, without written permission from the Board of Directors of the BPT HOA, will be held accountable for

damages, repair costs and associated fines.

RENTERS. If any owner rents their unit they must notify our HOA management company within 30 days of renting the unit. The owner will provide contact information for their renters and the length of the lease. The owner also must provide a copy of the Rules & Regulations to their renters, have the document signed by their lessee, and returned to the management company.

Community Association Management Specialists, Inc.
1630 Military Cutoff Rd, Suite 108
Wilmington, NC 28403
Phone: 910.256.2021
Toll Free: 800.448.1761
Fax: 910.256.3794

FOR ANY VIOLATION OF RULES BY OWNERS, THEIR GUESTS OR TENANTS, THE OWNERS SHALL BE SUBJECT TO THE FOLLOWING FINES, COST OF REPAIRS IF NECESSARY AND POSSIBLE CITY FINES OR CHARGES.

1ST OFFENSE - WARNING

ALL FOLLOWING OFFENSES – UP TO \$150 PER DAY PURSUANT TO NORTH CAROLINA GENERAL STATE STATUTE.