

# Lakeview Condominium Association

All Lakeview occupants are asked to observe these rules and regulations, designed to keep our condominium an attractive and desirable place to live or visit. They are in accordance with our By-laws and the North Carolina Condominium Act and are binding on all owners, renters, and guests.

- Board of Administrators, July 1992 -

No occupant shall so act as to create a nuisance that may be disturbing to other occupants. Loud radios and TV's, honking car horns, and noisy parties are prohibited. Streets, lawns, and other common areas may not be used as play parks (baseball, football, golf practice, etc.).

No changes are to be made to any building common or limited common property or to landscaping at any building without Board approval.

No dogs, cats, or other pets shall be kept in or outside of units. Unit **OWNERS ONLY** may keep pets, but must walk them off the property. Pets must be leashed at all times. Feeding of stray cats is forbidden.

Outdoor or porch clotheslines are not permitted. Swimming apparel, towels, clothing, or other articles shall not be hung on the exterior of any unit, including railings.

No trailers are permitted on the premises except to load and unload. Recreational vehicles not exceeding 24 feet in length are permitted in parking bays for one week per year provided they are not lived in. Motorcycles are not allowed on Lakeview property. Trucks (of any kind) or commercial vans are not permitted to be parked overnight (after 9:00 p.m.).

Only golf carts that have been grandfathered must be kept in parking bays in a manner and at locations approved by the Board. No other golf carts may be kept on the premises.

Portable grills are not permitted on the premises due to fire hazard. An exception is made for **RESIDENT** owners, who may use gas-fired or electric grills, or charcoal grills only at a distance of 10 feet from the building and on a paved surface. Such grills must be placed out of sight when not in use and inaccessible to non-owners.

No shooting is permitted. Possession of firearms of any kind outside units is not permitted.

No swimming in the lake from Lakeview's shoreline is permitted.

No mooring of boats is permitted along Lakeview's bulkhead or shore. Boats must be stored under decks, out of sight, when not in use.

Garbage and other refuse shall be bagged in plastic, tied, and placed in trashcans. Trashcan lockers must be kept clean at all times.

Shoes with spikes or metal cleats must not be worn on stairs or inside units.

The pool is for the exclusive use of owners and their guests. Renters are considered the guests of owners and may use the pool, but may not bring their own guests. Rules posted at the pool must be observed.

When you leave, make sure all doors and windows are closed and locked, all lights turned off (including balcony and entrance lights), and the thermostat appropriately set (no less than 55 degrees from December 1 through April 15).

# *Lakeview Condominium Association*

## Swimming Pool Rules

This swimming pool is for the exclusive use of owners and their accompanied guests. Renters are considered guests of owners. Guest of owners and their guests living in non-resident owners' units may use the pool unaccompanied by the owner, but they may not bring their own guests.

Accompanied, non-resident guests who live within 50 miles of Pinehurst re permitted to use the pool only once each month. All persons within the pool area must be willing to identify themselves at the request of the pool management or a condominium owner.

The following rules are to be observed by all pool users:

1. Glass bottles or other breakable objects must not be brought to the pool.
2. Only persons in bathing attire may use the pool.
3. Adults must accompany children under 10 years of age.
4. After 6:00 p.m. children less than 14 years of age may be asked to leave the pool should owners so request.
5. No running, jumping, or other behavior that may be disturbing to users of the pool or area residents is permitted. Violators will be asked to leave the pool.
6. Pets are not allowed in the pool area.
7. Pool furniture is not to be removed from the pool area.
8. No one shall be in the pool area with a disease, infection, or open sores. Bandages may not be worn in the pool.
9. Children not toilet trained may not use the pool.
10. Persons with long hair (shoulder length or longer) must wear a bathing cap or have hair braided or secured in some way.
11. Each owner is responsible for the conduct of his/her guests and for their compliance with these rules.
12. Alcoholic beverages are not permitted within the pool area.

It is hoped that owners, renters and guests will view these rules as necessary to ensure use of the pool area as an enjoyable experience. We request that all users of the ool area comply with these rules.

*By Order of the Board of Administrators - April 1992*