

COLD SPRINGS PROPERTY OWNERS ASSOCIATION, INC.

159 Stable Lane

Highlands, NC 28741

Rental Rules for Owners and Renters

Revised July 6, 2019

The Association continues to recognize a property owner's right to rent improved property subject to limitations and conditions that are reasonable for the Cold Springs community. These rules respect that right while specifying limitations and conditions designed to preserve members' property values; the quiet enjoyment of their property; and their enjoyment of the property they hold in common through the Association. The rules are adopted pursuant to Article 12, Section 12.1 of the Association By-Laws, as amended September 25, 2010 (authorizing the Board to adopt rules for the operation of the Association and its property) and a confirming vote of the membership at a properly noticed annual meeting.

Permitted and Prohibited Rental Durations

Rentals having a term of fourteen (14) days or more are permitted. All rentals having a term of 1-13 days are prohibited. There is no maximum rental period. There are also no limits on the number of 14-day-or-longer rentals permitted during any period of time.

Owner's Responsibilities

On or before the first day of each rental term, an owner who is renting a residence **MUST** (a) deposit a copy of the agreement in the plexiglass mail slot, located in the community room of the Barn, of the Association's then current Secretary or Treasurer; **OR** (b) submit a copy that agreement by email attachment to the then current Secretary or Treasurer.

During any rental term, each owner shall post prominently in the kitchen or family/living room of the owner's residence a document containing the full and exact text of "CONDUCT OF RENTERS WHILE AT COLD SPRINGS" below. This required posting is in addition to the requirement of including the text of "CONDUCT OF RENTERS WHILE AT COLD SPRINGS" in each Rental Agreement; renters will therefore TWICE be given clear notice of the rules in the Cold Springs community.

Required Written Rental Agreements

All rentals for money or monetary equivalent must be based on a written or electronically confirmed agreement. Every written or electronic agreement for the rental of property within the Cold Springs Subdivision shall contain the full and exact text of "CONDUCT OF RENTERS WHILE AT COLD SPRINGS" below including **BOLD TYPE, CAPITALIZATION, AND/OR UNDERLINING**.

Conduct of Renters While At Cold Springs

The following rules are designed to ensure that renters have a safe and enjoyable visit to Cold Springs without disturbing the peaceful and quiet enjoyment of the Subdivision, its owners, guests, and other renters.

"RENTERS ARE SUBJECT TO THE SAME RULES AND REGULATIONS REGARDING CONDUCT WITHIN COLD SPRINGS AND THE USE OF COLD SPRINGS COMMON PROPERTY THAT THE COLD SPRINGS PROPERTY OWNERS ASSOCIATION, INC., REQUIRES OF OWNERS.

IN PARTICULAR, AND WITHOUT LIMITATION, THE ASSOCIATION, AS AUTHORIZED BY SECTION 12.2 OF ITS BY-LAWS, MAY TAKE LEGAL ACTION TO RESTRAIN A RENTER OR OWNER, FINE AN OWNER, OR RECOVER MONETARY DAMAGES FROM AN OWNER FOR A RENTER'S VIOLATION OF ANY OF THE FOLLOWING RULES OR DUTIES:

1. LAKE RULES

NO PERSONS ARE PERMITTED IN OR ON THE LAKE EXCEPT FOR PERMITTED BOATING WITH REQUIRED FLOTATION DEVICES WORN OR AVAILABLE AS DESCRIBED BELOW

Using any boat, canoe, kayak, or other floating transport mechanism WITH AN INTERNAL COMBUSTION ENGINE (gas or other) on the lake is prohibited. Using boats, etc., without such engines is permitted, but ONLY AFTER SUNRISE OR BEFORE SUNSET.

NO SWIMMING, STANDING, FLOATING (except in a permitted boat), PLAYING OR ALLOWING ANOTHER TO ENGAGE IN ANY OF THOSE ACTIVITIES IN OR ON THE LAKE IS PERMITTED BY ANY OWNER, INVITED GUEST, HOUSEHOLD GUEST, RENTER, NEIGHBOR, OR ANY OTHER PERSON OF ANY AGE AT ANY TIME.

In accordance with North Carolina law and regulations, EVERY PERSON in or on a permitted boat, canoe, kayak, or other floating vessel must wear or have available a Coast Guard-approved PERSONAL FLOTATION DEVICE (LIFE PRESERVER, JACKET OR CUSHION) at all times. Operators or passengers under 13 years of age MUST WEAR such a life preserver, jacket or cushion; those 13 years of age or older MUST HAVE AVAILABLE such a life preserver, jacket or cushion in the boat, canoe, kayak or other vessel.

Fishing is limited to Owners, Owner's guests accompanied by Owners, and approved Renters. Generally the policy is "Catch and Release"; however, no more than four (4) trout per Lot may be taken per day. Please return all uninjured fish to the lake except for the four (4) trout per day that may be taken.

2. GENERAL RULES

Playing music loudly, or allowing loud music or creating or allowing any other type of noise, including a repeatedly barking dog, that disturbs Cold Springs owners during the rental period, is prohibited;

--causing or allowing trash accumulation within the property boundaries of the rented premises or lot is prohibited;

--speeding on the community's private roads is prohibited. Please note that the general speed limit is **20 MILES PER HOUR** (unless a lesser speed is posted); and that **12 MILES PER HOUR** is the limit around bushes or curves that impede a driver's view ahead.

--starting a fire outside the rented residence dwelling is prohibited unless in a fireplace or fire pit located within the property boundaries of the rented residence or lot;

--rude or inconsiderate behavior resulting in a complaint to any Association officer by another resident, tenant or owner is prohibited; and

--any behavior in the Cold Springs Subdivision that is deemed criminal by North Carolina or Macon County, N.C. law is also prohibited by Cold Springs.

3. ANIMAL CONTROL RULES

Animal owners or caretakers—whether **homeowners, guests, or renters**—are responsible for **ensuring that their pets be attended** within the Subdivision, **INCLUDING IN THE PROPERTY BOUNDARIES OF THE RENTED PREMISES OR LOT**. Furthermore, dogs must **AT ALL TIMES, WHEN OUTSIDE A RESIDENCE DWELLING**, be restrained by **leash or IMMEDIATELY RESTRAINABLE** by the **voice command** of a person attending in close proximity. **Two (2) violations of this rule, as determined by the Board of Directors, will result in the removal of any dog in question from the Subdivision, to protect people and other animals and to avoid potential liability of the Association or our Owners for damages resulting from injury.**

No Business or Commercial Activity Rentals

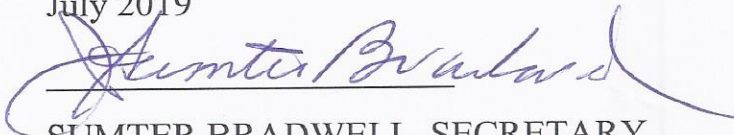
Rentals to groups of loosely affiliated persons, e.g., employees of one or more businesses, are prohibited. Business-related employment housing constitutes a commercial activity prohibited by the Cold Springs By-Laws.

Severability and Enforcement

If any rule or violation above is declared unenforceable by judicial or other tribunal, such determination shall not affect the other provisions of these Rules, which shall be severable and remain in full force and effect. The specification in Cold Springs documents of certain remedies like fines against Owners or liens against their property does not preclude the Association from invoking other remedies.

THESE RULES ARE **APPROVED**, ADOPTED, AND PLACED IN FORCE EFFECTIVE JULY 6, 2019, AS CONFIRMED BY AN 89.6% VOTE OF OWNER-MEMBERS OF THE ASSOCIATION SUBMITTING VALID PROXIES AND DULY VOTING DURING THE ANNUAL ASSOCIATION MEETING JULY 6, 2019.

Certified by Association Secretary, Sumter Bradwell, this sixteenth (16th) day of July 2019


SUMTER BRADWELL, SECRETARY

RECORDED this _____ day of _____ 2019

Clerk of Court

Macon County, North Carolina

Macon County, North Carolina
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.
Sumter Bradwell
Name of Principal(s)
Date: August 14, 2019
Leslie A. Cook
Official Signature of Notary Public
Leslie A. Cook Notary Public
Notary's printed or typed name
My Commission Expires October 4, 2023

LESLIE A. COOK
Notary Public, North Carolina
Macon County
My Commission Expires
October 04, 2023

Add the following text to "No Business or Commercial Activity Rentals":

Occasional rental transactions, whether or not for financial compensation, that are exclusively between or among Owner-Members of Cold Springs Property Owners Association (for example, to accommodate an owner's overflow guests) are not to be considered a commercial activity within the meaning of the By-Laws, and are not subject to the provisions of these Rental Rules for Owners and Renters.

BK: CRP B-40

PG: 169-170

RECORDED:
07-17-2020

11:09:47 AM

BY: TODD RABY
REGISTER



2020004853

MACON COUNTY, NC

TODD RABY
REGISTER OF DEEDS

NC FEE \$26.00

The following amendment to the Cold Springs Property Owners Association, Inc: Rental Rules for Owners and Renters as Revised July 6, 2019 was approved, adopted and placed in force effective July 4, 2020, as confirmed by a 100% vote of Owner – Members of the Association submitting valid proxies and duly voting during the annual Association meeting of July 4, 2020.

Certified by Association Secretary, Sumter Bradwell, this ninth (9th) day of July, 2020.


Sumter Bradwell, Secretary

LESLIE A. COOK
Notary Public, North Carolina
Macon County
My Commission Expires
October 04, 2023

Macon County, North Carolina
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Sumter Bradwell
Name of Principal(s)

Date: 7/9/20


Official Signature of Notary Public

Leslie A. Cook Notary Public
Notary's printed or typed name

My Commission Expires October 4, 2023

Recorded this ___ day of _____ 2020.

Clerk of Court
Macon County, North Carolina