

# GOVERNORS COURT CONDOMINIUM

## ASSOCIATION RULES AND REGULATIONS

Revised: September 2020

### INTRODUCTION

Condominium living is a new experience for many residents. In order to create a congenial and dignified residential atmosphere, which can be enjoyed by all the people living in Governors Court, the Board of Directors of the Homeowners Association (“Board of Directors”) has adopted a set of Rules and Regulations which apply to all persons living or visiting in the condominiums. Article 5, Section 1 of the Association By-laws gives the Board of Directors the power to adopt and enforce the rules. The Rules and Regulations are made as a means of achieving success in condominium living.

Questions, suggestions and complaints should be made in writing to the Board of Directors or the Managing Agent who will present the letters at the next board meeting. A written reply will be sent after the meeting. It is hoped that the Board of Directors will have the understanding and cooperation of all the owners and residents in order that all persons can enjoy the benefits of community living in Governors Court.

### 1. GENERAL

Each owner is responsible for the proper conduct of members of his/her family, his/her guests and service personnel and should be certain that they understand and observe all Rules and Regulations.

### 2. SECURITY

Security is everyone's personal responsibility. Depending on the situation, residents are requested to notify the Police of any suspicious individuals or trespassers or of unusual activities in the common areas which threaten the safety and wellbeing of residents and their property.

### 3. RENTING OR LEASING

Owners are responsible for supplying tenants with a copy of the Rules and Regulations along with a resident information sheet to be turned into the Managing Agent’s office. Any violation of the Rules and Regulations by a tenant or the tenant's family or guests will be the responsibility of the owner. All renters should be advised and given a copy of the Rules and Regulations and must abide by the same rules as the owners.

#### Leases and Rental Agreements:

- A. Pursuant to Section 8.2 of the Declaration of Governors Court Condominiums, when a unit or any part of a unit is leased or rented out to one or more tenants, the tenancy must be governed by a written lease or rental agreement.
- B. Any new tenancy must be governed by a lease or rental agreement having a continuous term of no less than six (6) months. A new tenancy is defined as an agreement to lease or rent between a unit owner or the owner's agent and one or more tenants which is not a continuation of an existing tenancy for the same unit with the same tenants.
- C. Pursuant to Section 8.1 of the Declaration of Governors Court Condominiums, a unit or any part of a unit may not be rented out on a nightly basis or used for any other type of short-term letting which contravenes the stipulated restriction "use as a single-family residence."
- D. The Board of Directors has the right to request a copy of the written lease or rental agreement governing a tenancy from the owner of a leased or rented unit or from the owner's agent.

#### 4. GUESTS

No children under 18 years of age are permitted to occupy a condominium unit unless the parents or the owner is in occupancy at the same time. Any request for exceptions to this Rule should be made in writing to the Board of Directors. Guests who are temporarily residing in a condominium unit should be given copies of the Rules and Regulations. The owners will be responsible for their compliance with such Rules and Regulations.

#### 5. ENTRANCE

All entrance doors will be locked at all times. Do not compromise security by propping or holding doors (including stairwell doors) open. **WHEN YOU ENTER OR EXIT ANY DOOR, DO NOT PERMIT ANY UNAUTHORIZED PERSON TO ENTER WITH YOU.** You will be held responsible for the activities of anyone entering with you.

#### 6. RESIDENT CONDUCT

Each resident is responsible for the proper conduct of members of his/her family, guests, personnel and animals. Residents shall be liable for all damages to the building and/or common areas caused by themselves, family members, their guests, invitees, pets, contractors, cleaning services, other service personnel, including but not limited to care givers, babysitters, pet sitters, and the like.

## 7. NOISE

Being thoughtful of one's neighbors can be another answer to good living and is an especially important consideration in a multi-family building. Residents shall at all times exercise extreme care about making noises that may disturb other residents. Loud noises from televisions, stereo equipment, musical instruments, and talking should be kept to a minimum, especially during the hours between 10 p.m. and 8 a.m. Repairs, construction and moving which involve noises must be accomplished between 9 a.m. and 5 p.m. Monday thru Saturday.

## 8. CHILDREN AND PETS

Reasonable supervision of children by a responsible adult must be exercised at all times when children are on the grounds. There is no safe area on the Governors Court premises for children to play; do not allow them to play in the common areas, including hallways, stairwells, the elevator and the parking garage. The City of Greensboro enforces a Leash Law, so pets must be kept on a leash and you must pick up after your pet when walking them on the grounds of Governors Court.

## 9. HALLWAYS, STAIRWELLS AND PARKING GARAGE

Laundry, dry cleaning items, garbage, or any other articles shall not be placed in hallways or stairwell landings. Any seasonal decorations placed on the exterior of the unit door must be fire retardant. City of Greensboro Fire Codes prohibits benches, tables, chairs, statues, or other obstructions in the common floor hallways. Hallways, stairwells and the parking garage are common areas and cannot be used for storing personal items.

## 10. TRASH

All residents are expected to share in the responsibility of maintaining clean grounds throughout the common areas. Dumpsters are provided on site in the parking lot area for the disposal of trash and recyclables. Each unit owner or tenant is responsible for the disposal of his/her trash. Please keep the dumpster area free of debris. Do not place any items on the ground in the dumpster vicinity. Make sure dumpster doors are closed and latched when finished dumping trash. Notify the Managing Agent with any problems or issues related to dumpsters. Please Note: The dumpster on the left side (green) is for acceptable household recyclable items as determined by the City of Greensboro or Guilford County in the State of North Carolina. All boxes must be broken down and placed in the proper container and no boxes are to be left outside the dumpster as they will not be picked up by the trash company. We understand that the city has the right to issue fines if recycle bins are contaminated with household garbage. If materials are being placed in the dumpster by movers or contractors, it is your responsibility to notify these workers of the policy. The dumpster on the right (brown) is for household garbage. Disposal of mattresses and other large

items that do not fit in the dumpster area is not allowed. The owner of said items will need to make independent arrangements for their disposal.

## 11. HAZARDS

No resident shall use or permit to be brought into the dwelling unit or storage unit or parking garage any flammable oils or fluids such as gasoline, kerosene, or other explosives, or articles deemed hazardous to life, limb, or property. GAS OR CHARCOAL GRILLS ARE NOT ALLOWED IN ANY PART OF THE BUILDING. Discharge of fireworks and/or any other type of noisemaking or explosive device is expressly prohibited on any part of the Governors Court property.

## 12. RESPONSIBILITY FOR DAMAGE

Each owner shall be liable for all damages to the building and/or common grounds caused by themselves, their tenants or their guests. Such damage includes but is not limited to damage due to deliveries, moving or removing of furniture or other articles to or from the building. Owners should take care to protect the finishes of elevators and common areas (see Article 15 below).

## 13. PEST CONTROL

Pest control will be performed in the common areas as needed. Contact the Managing Agent with any issues or observations.

## 14. WINDOW TREATMENTS AND EXTERIOR APPEARANCES

All drapes and shades must have white linings and blinds and shutters must be a neutral color. Colored shades, blinds and shutters are not permissible. Window air conditioning units are not permitted. Due to FCC regulations, satellite dishes are permitted; however, permission must be obtained in writing from the President of the Board of Directors stating location of installment and size of dish. Size of dish must not exceed 18 inches in diameter.

## 15. MOVING REGULATIONS

Moving into or out of the building is restricted to Monday through Saturday between the hours of 9 a.m. and 5 p.m. The Managing Agent must be made aware of date and time of move scheduled to assure no conflicts occur with multiple moves scheduled at the same time. The elevator and lobby must be protected; in particular, the elevator walls must be protected using protective cloths to prevent damage. A non-refundable deposit of \$100.00 is required before scheduling a move to cover damages to the common areas. These monies will be deposited in the Governors Court checking account and will be used to clean and repair the elevator and hallways after an individual move. If extensive damage greater than \$100.00 has occurred due to a move, the owner responsible will be charged for the excess cost of repair.

## 16. ENTRY TO UNITS

In the event of an emergency, the Managing Agent or a member of the Board of Directors reserves the right to have a locksmith open any unit.

## 17. FIRE SAFETY

Each owner should periodically check the operation of smoke detectors in his/her condominium unit.

- A. On noticing any fire in your condominium unit, please observe the following procedures:
1. Engage Pull Station located at the end of each hall.
  2. Call Fire Department – 911.
  3. Notify other residents on your hall if you can do so without danger to yourself.
  4. Evacuate by entering the nearest stairwell to descend to the ground floor. If you cannot descend stay inside the stairwell.

If the blaze is small and you can do so without danger to yourself, use the fire extinguisher located in the hallway. Do not pour water on a grease fire.

If there is a fire in the hall outside your condominium unit and you cannot proceed to the nearest stairwell, place a wet towel around the bottom of your door and dial 911 to notify the Fire Department that you are in your condominium.

## 18. SOLICITING

No soliciting from outside vendors or residents is permitted in the building or on the grounds of Governors Court. Brochures and advertisements are not to be placed outside the condominium units or in the lobby or elevator. We have installed a community bulletin board in the elevator that can be used for information you wish to share with the residents.

## 19. NO SMOKING AREAS

Smoking is absolutely not permitted in the common areas, including the lobby, hallways, stairwells and elevator.

## 20. CONDOMINIUM REPAIR

The Managing Agent has a list of vendors for your convenience if you need a plumber, electrician, etc.

## 21. ARCHITECTURAL REQUESTS

The Declaration of Condominium requires any owner who wishes to make structural alterations to the interior of their unit to obtain written approval from the Board of Directors. If you would like to make application for change, please put your request in writing to the Board of Directors and it will be discussed at the next Board meeting or a special Board meeting if urgent.

## 22. PARKING

Boats, trailers, and recreational vehicles are not permitted in the parking garage or outside lot. Commercial vehicles that take up more than one parking space are not permitted. All vehicles parked on the premises must have a current license tag and registration. Vehicles not meeting these requirements will be towed at the owner's expense. Each unit has at least one assigned parking space in the secured parking garage area; if you park in another resident's assigned space your vehicle will be towed at your expense without notice or warning. Residents parking their cars in the outside lot should utilize the spaces to the far west side of the lot, thus keeping spaces near the front door open for visitors. Guests are not allowed to park in the secured parking garage which is reserved for residents only. No major mechanical repairs or oil changes will be allowed in the parking garage or outside lot. Please keep all car doors locked as a security measure.

## 23. ENTRANCE WAYS

The walkways to Governors Court shall not be obstructed or used for any purposes other than ingress and egress from the building. No bicycles, scooters, carriages, or similar vehicles or toys or other personal articles shall be allowed to stand in any of these areas. All residents are expected to share in the responsibility for maintaining clean ground throughout the common area.

## 24. STORAGE UNITS

All residents are allowed use of one storage unit. No items will be permitted to be stored in the corridor between storage units. Any items stored in the corridor may be removed by the Managing Agent and disposed of at the owner's expense.

## 25. SIGNS

No sign, notice or advertisement, including political signs, for sale signs, etc., shall be inscribed or exposed on or at any window or part of the exterior of a condominium unit.

## 26. RULE CHANGES

The Board of Directors reserves the right to change or revoke these Rules and Regulations and/or to make additional rules and regulations when it is deemed necessary.

## 27. FAILURE TO COMPLY WITH RULES

North Carolina Statute gives the Board of Directors the authority to impose fines to anyone not abiding by these Rules and Regulations or not following the guidelines of the Declaration and By-laws. The following is a copy of that statute:

47C-3-107.1 - Charges for late payments and fines.

The by-laws of the association may provide for a hearing before an adjudicatory panel to determine if a unit owner should be fined not to exceed one hundred fifty dollars (\$150.00) for a violation of the declaration, by-laws or rules and regulations of the association. Such panel shall accord to the party charged with the violation notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. Such a fine shall be an assessment secured by lien under G.S. 47C-3-116

(1985 (reg. Sess.,1986), c.877, s.1;1977- 456, s.27.)