

TURNBERRY HOMEOWNER'S
ASSOCIATION

RULES AND REGULATIONS

February 7, 2009

INTRODUCTION

Association living requires the full cooperation of all residents. It is important that each owner/resident familiarize themselves with the following rules and regulations, in order to ensure that all the residents of Turnberry enjoy the quality of life offered by this wonderful community.

The Board of Directors, pursuant to the authority granted to it under North Carolina law, the Covenants, Conditions & Restrictions (“CCRs”) and the Bylaws, has established the following Rules and Regulations, which are in part taken directly from the Declaration. The success of any community is founded on the principles of common decency, respect and consideration for the basic rights of neighbors. These Rules and Regulations (Rules) will serve as a ready reminder and reference of the various obligations residents have to one another in day to day living.

Provisions for these Rules and the authority for enforcement are contained in North Carolina Law, the CCRs and the Bylaws. These Rules are intended as a supplement to the CCRs, not a replacement. All provisions of the CCRs not referenced in this document remain in full force and effect and must be adhered to by all Owners and residents. It is the responsibility of each Owner to make their guests, residents, and tenants aware of the restrictions of the governing documents. However, it is the Owner, as a member of the Association that remains responsible for the conduct of tenants and guests.

The Board of Directors establishes and enforces these Rules, manages the financial affairs of the Association and oversees the operation and maintenance of the Association facilities and Common Area. In each of these areas, a contracted management company may assist the Board. This document may be changed by the Board as needed.

MANAGEMENT COMPANY

The Association employs a professional management company to advise and assist the Board in carrying out its duties. The management company in turn contracts out various maintenance and repair work to service companies specialized in their respective fields. Association dues are collected and deposited in the Association’s account by the management company. Association bills are then paid out of this same account.

ARCHITECTURAL AND LANDSCAPE GUIDELINES

The Board has established Guidelines to ensure that the appearance of the community is maintained. The current Guidelines are maintained at the Association office and/or in the office of the management company. It is suggested that prior to starting any work, you obtain a current copy of the guidelines. Please be advised that

unauthorized alterations, improvements or any other construction is subject to enforcement action as outlined in the CCRs.

RESIDENTIAL USE

All Lots, except community common area shall be known and described as residential lots and shall be used for no purpose other than residential purposes. (CCR Section 3)

RENTAL OF DWELLING

1. An Owner shall be entitled to rent the dwelling situated on the Owner's Lot subject to the restrictions contained in Section 22 of the CCRs.
2. Any Owner who shall lease his or her dwelling shall be responsible for assuring compliance by such Owner's lessee with the CCRs, Articles, Bylaws, Guidelines and these Rules.

Guests, tenants and vendors must abide by all rules and regulations in force at the time. Residents/Owners are responsible for the conduct and actions of their guests/tenants/vendors.

For additional information on Rental Units, see Article I, Section 22 of the CCRs which was added by Amendment.

NUISANCES AND UNSIGHTLY MATERIALS

No noxious, offensive, or illegal activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the Subdivision. All security systems installed in residences in the Subdivision must have automatic reset mechanisms that limit any exterior noise to a reasonably appropriate length of time. Any residence with a security system that emits noise audible to the residents of adjoining Lots for more than a reasonably appropriate length of item shall be deemed a nuisance within the meaning of this Section.

No exterior antennas, towers or solar panels or equipment shall be erected on any Lot or attached to any structure on any Lot without the prior written consent of the Board. No radio or other electrical towers, aerials, satellite dishes, antennae or other devices of any type for the reception or transmission of radio broadcasts, television broadcasts, video programming services or other means of communication (collectively hereinafter "antenna(e)") shall be installed, erected, constructed, placed or permitted to remain on any Lot or upon any improvements thereon. The foregoing prohibition shall not apply those antennae specifically allowed under 47 C.F.R Part 1, Subpart S, Section 1.4000 or any successor provision promulgated under the Telecommunications Act of 1996, as amended from time to time (hereinafter the "Over-the-Air Devices Rule").

However, any antennae allowed under the Over-the-Air Devices rule shall be subject to the following restrictions:

1. Ten (10) days prior to the actual installation, erection, construction or placement of any antennae on any Lot or upon any improvements thereon, Owners shall notify the Association via certified mail of their intent to install, erect, construct or place antennae upon their Lots or upon any improvements thereon.

2. Antennae shall be no more than one meter (39.37 inches) in diameter or diagonal measurement (antennae used to receive television broadcasts are not subject to size restriction);

3. Antennae shall not be visible from the street facing the front of any Lot; and

4. Antennae shall be installed, erected, constructed or placed in the Association's Preferred Location as defined by rules and regulations adopted by the Association.

No statues, animal replicas or similar appurtenances shall be placed or erected in the front or side yard of any Lot without TARC approval. No person may keep any animal or poultry upon any part of a Lot except that any Lot Owner then occupying a residence upon a Lot may keep customary household pets upon such Lot; provided that such pets (i) are not kept, bred or maintained for any commercial purposes; (ii) that such pets are not kept in such numbers, or of such a nature, or in such a manner as to become a nuisance to the other Lot Owners or residents of the Subdivision; and (iii) are not of a breed or type that has been identified or designated as "dangerous" or otherwise require their owners to implement special precautionary measures under the provisions of any local animal control or other applicable law, regulation or ordinance.

The TARC hereby designates the following breeds of dogs as dangerous and thus excluded from the property as set forth in Section 8 of the CCRs: Chow Chow, Doberman Pincer, Rottweiler, Staffordshire Bull Terrier (Pit Bull).

USE OF OUTBUILDINGS AND SIMILAR STRUCTURES

No trailer, camper or other structure of a temporary nature shall be erected upon any Lot and no trailer, camper, shack, tent, garage, barn or other structure of a similar nature shall be used as a residence either temporarily or permanently upon any Lot, and no motor homes, motorized vehicles, trailers or boats with trailers shall be allowed or permitted to be stored or kept on any Lot, or on the street or streets adjoining such Lot, in excess of seventy-two continuous hours unless completely contained in a carport, garage or other approved outbuilding.

SIGNBOARDS

No signboard, billboard or advertising sign of any description shall be displayed upon or above any Lot with the exception of:

(a) one sign stating “for rent” or “for sale”, which sign shall not exceed two feet by three feet in dimension;

(b) The name of the resident of any Lot and the street address, the design of which shall be furnished to the TARC upon request and shall be subject to approval.

MAINTENANCE OF LOT

Each Owner shall keep his Lot in an orderly condition and shall keep the improvements thereon in a suitable state of repair, promptly repairing any damage thereto by fire or other casualty, including water or sewer casualties.

Yards shall be maintained to present a well-kept, neat appearance. No yard shall contain dirt patches, bare spots or debris piles. Lawns shall be edged and raked, as needed, with grass clippings blown into the yard and not the sidewalk or street. Lawns shall not exceed seven (7) inches in height, as measured from the ground. Weeds are not to exceed the height of the surrounding lawn. Driveways shall be kept weed and grass free.

All bedded areas within a yard shall be maintained, so as to be weed-free and consistently covered with mulch, pine bark and pine straw. Landscape border materials are to be properly installed and appropriately maintained.

The brick wall along Ridge Road shall be kept free of vines and weeds.

No clotheslines may be erected or maintained on any Lot other than a clothesline located directly behind the residence.

No Lot shall be used in whole or in part for storage of rubbish of any character whatsoever nor for the storage of any property or thing or the conducting of any activity that will be a nuisance or cause any noise that will disturb the peace and quiet of the residents of surrounding Lots, and no trash, rubbish, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any Lot outside an enclosed structure; provided, however, that the foregoing shall not be construed to prohibit temporary deposits, not in excess of three days, of trash, rubbish and other debris for collection by governmental or other similar garbage and trash removal units. Fallen leaves shall be discarded/recycled by season’s end.