

## STRAUS RIDGE CONDOMINIUM RULES & REGULATIONS

In order to afford all residents of Straus Ridge Condominium a congenial community, permanent in nature, the Board of Directors of Straus Ridge Association, Inc. (the "Association") pursuant to authority contained in the Bylaws of the Association have adopted the following rules and regulations. These rules and regulations are designed to help make life more pleasant for everyone in Straus Ridge Community. All Unit Owners, their families, tenants and guests shall abide by the following rules and regulations:

### APPEARANCE

1. No entrance, stairway, building exterior (including doors and windows) or any other portion of the Common Elements shall be decorated, painted, altered or changed in any way by any unit owner or occupant without the prior written consent of the Board of Directors of the Association. Privacy shades of any type shall not be installed on any porch, patio or deck without the prior written consent of the Board of Directors of the Association.

2. No article shall be placed in the entrances or stairways nor shall anything be hung or shaken from the balconies or patios. No clothing or other articles shall be hung in the Common Elements or on any portion of any balcony, deck or patio. No clothes lines shall be permitted outside the unit.

3. Each unit owner shall keep his unit in a good state of preservation and cleanliness and shall not throw or permit to be thrown therefrom, or from the doors, windows, balconies or patios thereof, any dirt or other substance. Unit Owners shall maintain in good condition and repair all interior surfaces and fixtures in their units.

4. Any blinds or window treatments visible from the outside that are other than white must have prior written approval of the Board of Directors.

5. Except as provided below, no radio or television antennas, satellite dish or other reception device shall be attached to or hung from the exterior of any building including the roof without the prior written approval of the Board of Directors. Any such device erected on the roof or exterior of any building by any unit owner is subject to removal without notice. Satellite dishes no larger than 18 inches in diameter may be allowed to be attached to any unit, provided the number of such dishes and the color and exact location of any such dish must be approved, in writing, by the directors of the Association and the location of any such dish may not be changed. Any such dish that is not actively being used for television reception must be removed. Upon removal, the owner of the dish will repair any damage.

6. No owner shall do any painting or decorating of the exterior of his unit or any building or make any alterations or construct any improvements to the exterior of the buildings or any of the Common Elements without prior written approval of the Board of Directors.

7. Sidewalks, entrances, passages, roads and parking areas shall not be used as play areas and shall be kept clear and passable at all times.

8. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner or occupant of any unit on any part of the outside or inside (if visible from the outside) of his unit without the prior written consent of the Board of Directors of the Association. Any sign, advertisement, notice or lettering so displayed in violation of this regulation

shall be subject to removal without notice.

9. No awnings or other projections shall be attached to the outside walls of the building and no other modifications shall be permitted to the exterior of any building without the prior written consent of the Board of Directors of the Association

10. All garbage and refuse must be taken to the common dumpster. No trash cans shall be placed, kept or maintained outside any unit.

11. No new planting or changes in the existing planting or landscaping may be made without prior written consent of the Board of Directors of the Association.

12. No garbage cans, supplies of any type, milk bottles or other articles shall be placed or kept in or upon the Common Elements.

### PARKING AND STORAGE

1. No bicycles or similar vehicles or other personal articles shall be stored in the entrances, stairways or Common Elements of the buildings except as approved in writing by the Board of Directors of the Association.

2. No vehicle belonging to any unit owner, a member of his family, guest, or tenant of an owner shall be parked in such manner to impede or prevent ready access to the remaining parking areas. The Unit Owners, visitors, licensees and the Unit Owners' families will obey the posted parking regulations and any other traffic regulations published in the future for the safety, comfort and convenience of the Unit Owners.

3. The Board of Directors may, in its discretion, elect to assign specific parking spaces to specific units, and if parking places are so assigned, each unit owner will be bound by such decision and will abide by such rules and regulations as may be established in such regard.

4. No boats, trailers, campers, recreational vehicles, buses, travel trailers, tents, boat trailers, mini bikes or other such items shall be parked or stored in parking areas or any other part of the property. No trucks larger than a van or pickup truck will be parked on any parking areas of the property and if such van or pickup truck is used for any commercial purpose, it shall have no outside equipment or unsightly material.

### GARAGES

1. Garages shall be used only for the parking of standard passenger automobiles, vans, pickup trucks and motorcycles and for the storage of other personal property. All garages shall be kept in a neat and orderly appearance. Garages may not be used in any manner as a living area. No person shall be allowed to reside in any garage. Garage doors shall at all times be kept closed

### DISTURBANCES

1. No owner shall make or permit any noises that will disturb or annoy the occupants of the buildings or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other owners. PLEASE BE CONSIDERATE OF YOUR NEIGHBORS. EXCESSIVE NOISE FROM PARTIES, STEREOs, TV, ETC., CAN RUIN OUR FINE COMMUNITY. No owner shall play upon, or suffer to be played upon, any musical instrument or

operate or suffer to be operated a phonograph, television set, radio or musical instrument, or other electrical devise designed for the transmission and reproduction of sound, in any unit between the hours of 10:30 p.m. and the following 8:00 am., if the same shall disturb occupants of other units. No unit, owner or occupant of any unit shall give nor permit to be given vocal or instrumental instruction at any time in his unit if complaint shall be made by an adjoining unit owner because of sound emissions.

2. No discharge of firearms or fireworks shall be permitted on any part of the Condominium.

## UTILITIES

1 Water closets (commodes) and other water apparatus in the buildings shall not be used for any purposes other than those for which they were constructed nor shall any sweeping, rubbish, rags, paper, ashes, or any other article be thrown into same. Any damage resulting from misuse of any water closet or other apparatus shall be paid for by the owner in whose unit it shall have been caused.

2. No owner shall interfere in any manner with any portion of the common lighting apparatus in or about the buildings.

3. All Unit Owners must insure that a temperature of at least 55 degrees is maintained in their unit throughout the cold season in order to prevent freezing of pipes.

4. Unit Owners shall promptly pay all bills for utilities metered separately to their units.

5. All plumbing and electrical repairs within a unit shall be the responsibility of the owner of that unit and shall be paid for by such owner.

No animals, livestock, or poultry of any kind may be raised, bred or kept on any part of the Property, or Condominium except for small household pets, one dog and/or cat not to exceed 30 pounds. Exceptions must have prior written approval of the Board of Directors. Such may be kept by their respective owners only, in their respective units, provided that they are not kept, bred or maintained for any commercial purposes and do not endanger the health of or, in the sole discretion of the Board of Directors of the Association, unreasonably disturb the owner of any unit or any resident thereof. All pet owners shall be responsible for exercising such care and restraint as is necessary to prevent their pet from being or becoming obnoxious or offensive on account of noise, odor, unsanitary conditions or other nuisance. Dogs outside units must be kept on a leash, and owners are responsible for picking up excrement. No savage or dangerous animal shall be kept or permitted on the property or in any unit, No pets may be permitted to run loose upon the Common Elements and any unit owner who causes or permits any animal to be brought or kept upon the Condominium Property shall indemnify and hold harmless the Association for and from any loss, damage or liability which it sustains as a result of the presence of such animal upon the Condominium Property.

## GENERAL

1 No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof; further, no use shall be made which would be in violation of any federal, state, county or municipal law, statute, ordinance, or administrative rule or regulation, or

which would be injurious to the reputation of the condominium.

2. Unit Owners shall be held responsible for the actions of their children, guests, invitees and their pets.

3. The Association assumes no liability for nor shall it be liable for any loss or damage to articles left or stored in the Common Elements.

4. Sidewalks and entrances must not be obstructed and shall not be used for any purpose other than ingress, egress and regress to and from the premises

5. The washing of cars or any other type vehicle on any part of the Condominium property is absolutely prohibited.

6. Major vehicle maintenance or repair is not permitted on any part of the Condominium Property.

7. No unit owners or residents shall direct, supervise or in any manner attempt to assert any control over any employees of the Association or the Managing Agent.

8. In the event of a Management Agreement between the Association and a Managing Agent, routine enforcement of these rules and regulations shall be the responsibility of the Board of Directors and the Managing Agent and they shall have full responsibility to implement and apply the rules and regulations in accordance with established procedure.

9. Any consent or approval given under these community rules by the Board of Directors of the Association shall be revocable at any time.

10. Complaints regarding the service of the buildings and grounds or regarding actions of other owners shall be made in writing to the Management Company and sent to:

Deer Ridge Property Management  
7737 Greenville Hwy  
Brevard, NC 28712  
(828) 862-8134  
[www.DeerRidgePM.com](http://www.DeerRidgePM.com)

11. No charcoal grills will be permitted under covered porches.