

# GREENWAY CONDOMINIUM ASSOCIATION, Inc.

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## Rules and Regulations UPDATED February 2017 by 2016 Board of Directors

Per Article III Section 7(e) the Board of Directors is empowered to adopt and amend reasonable rules and regulations for the maintenance, conservation and beautification of the property and for health, comfort, safety, and general welfare of owners and occupants of the property. Additionally, as part of the larger Meadowmont community, we are bound to the Meadowmont Community Association's rules and regulations. Therefore, these rules do not supersede Meadowmont covenants, local and state ordinances/laws or the covenants and by-laws of the Greenway Condominium Association.

Living as part of a community entails both privileges and responsibilities. The intention of this document is not be overly strict. However, it is necessary to provide guidelines for what is deemed acceptable for Greenway Condominiums. The purpose of these policies is to ensure safety, harmony, sanitation, and the original architect's intent for aesthetics within the community. Owners are responsible for informing, educating and ensuring compliance of themselves, family members, guests, realtors, employees and any other representatives or invitees with all property rules, regulations, and all items contained in the association documents. Fines for non-compliance and the cost of repairs may be assessed to the unit owner accordingly. Any issue deemed by the Board to be a 'nuisance' to the community, especially those that are repetitive in nature, will be considered a violation.

### Common Area

The building envelope and all common areas are to be kept in the original newly constructed appearance to the greatest extent possible. The Board (on behalf of the Association) is responsible for the overall maintenance, and upkeep of the common areas. Residents are reminded that noise carries in the parking lot, on porches/balconies and in the hallways/stairways. Please be considerate and reasonably quiet when in common areas. The Common Areas of Greenway Condominiums are designated for non-smoking.

### DOORS/HALLWAYS/ STAIRWAYS & ENTRYWAYS

Owners are reminded that no puncturing, nailing, screwing or attaching of any object is permitted on the exterior side of unit doors. Door knockers are not permitted, however "peep-holes" may be installed after first informing the Board. Holiday decorations may be temporarily displayed by attaching them using an appropriate hanger which does not mar the painted surface (no surface puncture, drilling, nailing, adhering etc.) Freestanding decoration are recommended. Hallways, entryways and stairways must remain free of items such as shoes, household debris, snow shovels, umbrellas, grocery carts, brooms, etc. Hallway walls should be left unadorned and again, owners are reminded that no puncturing, nailing, screwing or attaching of any object is permitted outside the interior walls of an owner's unit this includes both the door and surrounding areas.

## **PORCHES/BALCONIES/WINDOWS**

Porches and balconies should be kept in a tidy and orderly fashion. Please note that individual porches/balconies are “Limited Common Areas” maintained by the Association. No puncturing, nailing, screwing or attaching of any object is permitted porch and balcony railings. However, homeowners may store bikes on the ground-floor porches by attaching a vinyl coated chain/cord to the bottom rail for security. Personal plants are allowed on the decking/floors of the porches and patios if they are properly maintained and does not cause structural damages. Owners are responsible for damages occurred as a result of personal planting. Please refrain from hanging plants or hanging window boxes, bird feeders and wind chimes on porches or balconies. Only outdoor “patio-type” furniture is allowed on porches and balconies. Outside light bulbs are to be replaced/maintained with bulbs designated by the Board, to insure uniformity of the building’s lights. No colored light bulbs are permitted. The exterior fan should not be altered. Owners are responsible for the cleaning of the exterior fan blades, door window and windows for their individual unit. Window screens are maintained by the Association. However, complete replacement of window screens are owner’s responsibility.

## **GRILLS AND FLAMMABLE LIQUIDS**

In accordance with the NC fire code, “Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exception: LP-gas cooking devices having LP-gas container with a water capacity not greater than 2.5 [nominal 1 pound (0.454 kg) LP-gas capacity].” No storage or use of any flammable liquids is permitted inside or adjacent to any units. The use of generators, candles, or other open fire as a substitute for non-emergency electrical service is not acceptable. Any violation of the above fire code is subject to a citation from the Fire Marshall. Violation of this rule will result in a fine to the owner.

## **PARKING LOT RULES**

The GCA assigns one reserved standard parking space per unit for a total of 16 reserved standard parking spaces in the parking lot. Each reserved standard parking space is marked as reserved, which is painted in white text with a standard stencil. The GCA does not mark the reserved standard parking spaces by unit number due to safety concerns. The eight remaining standard parking spaces are left unmarked. These standard parking spaces are available for use by all GCA households. No unit is permitted at any one time to use more than two spaces (reserved space + unmarked space) in the parking lot. Violation of this limit is subject to penalty per the GCA Board of Directors. Long-term parking is not permitted in unmarked spaces. Whenever possible, residents are asked to use their reserved space before using any unmarked space to maximize our ability to share the limited number of spaces among all households. Neither parking spaces nor the parking lot are to be modified in any way. Recreational vehicles, trailers, boats, portable storage units, “in depth” vehicle maintenance are not permitted in the parking lot. All residents are responsible for providing the GCA Property Manager with current vehicle information: tag number, make, model and color.

**Maintenance:** Major vehicle repairs are prohibited with the exception of changing a flat tire or other emergency situations. Residents who require more than one unmarked space, should use public spaces on West Barbee Chapel Road at their own risk. Residents parking closest to the building should be mindful of their headlights when parking if their assigned spot is not in front of their unit. No parking space is deeded to a unit. Every unit will be assigned a space and additional spaces for multi-car residents will be assigned by the Board, consistent with a policy enacted by the Board.

## **BIKE SHED**

Bikes are forbidden to be carried up the stairways. The small shed is fundamentally for the storage of resident's bicycles. The Association may use the shed for the storage of gardening equipment and supplies. Second floor residents may also store baby strollers in the shed. Users of the shed must ensure the door remains locked at all times.

PLEASE NOTE: There is a stepladder available in the bike shed for owner's use. Please remember to return it promptly to the shed.

## **GROUNDS**

Residents may not plant or alter landscaping anywhere on the grounds. The Board of Directors will be responsible for making uniform changes to landscaping. Owners are prohibited from providing the landscaping company with landscaping instructions. Instead, owners may contact the Property Management Company or a member of the Board of Directors to address any landscaping maintenance concerns. Any digging or other repair work on the common area grounds by a homeowner, or his or her repairman, must be restored to its original condition or the Association will do so at the homeowner's expense.

## **SAFETY AND SECURITY**

Owners should call the police if they witness any suspicious or illegal activity, or notice any unknown individuals loitering in the area. In the event of an urgent maintenance repair, the Association and the Declarant (CHT) will have the right of entry upon the units and limited common elements to effect emergency repairs, and a reasonable right of entry upon units to effect other repairs, improvements, replacements or maintenance made for the benefit of the unit entered or another unit.

## **PETS**

Principles regarding pets at Greenway: Owners are permitted to have one or two pets (see **Permissible Pets** section of the **Pet Policy & Application**). All owners have the right to live in quiet enjoyment of their premises, free from intrusive behavior. There should be no adverse monetary consequences for the Association because of pets. All owners are required to review and sign a Pet Policy & Application form (see Appendix for Policy form) to confirm that they know of the rules regarding pets whether or not they have a pet.

## **GARBAGE**

Regular household trash collection is provided by the Association through the Town of Chapel Hill. The town of Chapel Hill requires residents to recycle. The community collection center is located next door in the parking lot behind Harris Teeter. If fines are imposed on the Association, the Board will either identify the individual responsible or levy a special assessment to pay all fines. Possible Town violations may result in no trash pick-ups or blockage of dumpster use.

State laws and local ordinances prohibit the Town from burying certain items in the landfill. **Prohibited items are:**

- **Yard waste (including yard waste mixed with household refuse)**
- **Recyclable corrugated cardboard**
- **Building materials**
- **Appliances**
- **Tires**
- **Motor oil**
- **Liquids**
- **Auto and boat batteries**
- **Household hazardous waste**
- **Aluminum cans (including cans mixed with household refuse)**
- **Plastic bottles**
- **"Data carrying" electronics such as computers and peripherals, televisions, radios, fax machines, printers, and telephones**

## **ENFORCEMENT**

The Board of Directors may impose a fine for each violation of this policy after conducting a hearing. The homeowner charged with the violation will be given notice of the charge, the date, time and place of the hearing, the opportunity to be heard and to present evidence. The Board will provide the homeowner written notice of its decision after the hearing. Fines imposed under this provision will be treated as assessments secured by liens as provided in N. C. Gen. Stat. § 47F-3-116.