

Edgewater Place II Condominiums

604 Copperline Drive
Chapel Hill, North Carolina

Owners' Handbook

Edgewater Place II Homeowners Association

Revised July 2021

WELCOME

The Board of Directors of the Edgewater Place II Condominiums Homeowners Association, Inc. is pleased to present this handbook to the owners and residents of 604 Copperline Drive.

Following are the rules, regulations and covenants of the Association. Some rules included here are direct quotations from the Master Declaration of Covenants, Conditions, and Restrictions of Southern Village and the By-Laws of Edgewater Place—II Condominium Homeowners Association, Inc. The Board of Directors created others using rules and regulations from other condominium associations in the Triangle as guidelines.

Our goal was to create as few rules as possible and to give special consideration to aesthetic appearance as it relates to the value of our property. Guiding principles include uniformity of appearance and respect for the rights of neighbors and owners. All rules apply to owners, renters and their guests.

RULES AND REGULATIONS

MOVING AND DELIVERIES:

1. Residents are asked to move in to, or out of, units between the hours of 8:00 AM and 6:00 PM, Monday thru Saturday unless otherwise approved, in advance, by the board.
2. The unit owner whose residents are moving in/out shall be financially responsible for the repair or replacement of all damage to the common elements of the Condominium incurred during the move. In addition, a move-in fee of \$200 is payable at that time.
3. All residents who are moving in/out must notify the Property Manager or a board member, in writing, of the date and time when they are to be moving in, or out, of their unit, in order that the On-Site Manager, or his or her appointee, may inspect all the appropriate common elements for damage.
4. Persons moving in/out agree to remove all trash generated during the move to the proper trash receptacles. Boxes are to be broken down and placed in cardboard receptacles only. Removal from the Condominium of any debris too large to be placed in the trash receptacles shall be the responsibility of the resident. Any costs incurred by the Association for removing such debris shall be charged to the unit owner of the moving resident's unit.
5. All floors, including Elevator floor and carpeted/finished, shall be covered with pads or other material such as Masonite, craft paper, or mover's plastic prior to commencement of the move. All edges/seams must be secured properly to eliminate trip hazards.
6. Doors to be kept open by using a doorstopper only. Doormats are not to be used as doorstoppers.
7. The Moving Company or homeowner shall not block any fire exit, garage entrance/exits, doorway, closet or hallway that would in any way prohibit movement in/around the building.
8. The sidewalks, paths, driveways, hallways, corridors, parking spaces, and other areas for use in getting to, and from, shall not be obstructed by any moving truck or any materials.
9. No portion of the common areas shall be used for the storage or placement of furniture or any other article, including but not limited to, plants, boxes, shopping carts, bicycles, and the like.
10. No boats, trailers, trucks having more than four wheels, recreational vehicles or vehicles too long or wide to fit into a single parking space shall not be parked, stored or left in the Common Areas. No junk vehicles, inoperable vehicle, or vehicle without current registration or license plate, shall be parked at the Condominium. No vehicles may be repaired in the garage, and oil or gas shall

not be removed or transferred from any vehicle while on the property. Oil stains from your car have to be cleaned and removed.

Owners, Tenants, Guests, and other Persons present at the Condominium Complex are requested not to smoke in the elevator, hallways and stairways.

Sprinklers inside units must not be painted or removed. If painted, replacement will be at the owner's expense. Similarly, unit smoke detectors must be in working order and dryer vents must be cleaned annually. Please be careful of fire hazards within your own units as a fire could affect the entire building.

Owners, Tenants, and Guests are asked to comply with Orange County Water Authority (OWASA) water usage restrictions when they are in place but also to practice conservation as a general rule.

OUTSIDE COMMON AREAS:

No vehicles may be washed or repaired (including changing motor oil) in the garage.

Structural or decorative additions to any of the outside common areas must be approved in advance by the Board of Directors.

Unwanted junk mail may not be left on top of mailboxes for others to dispose of.

From the Master Declaration of Covenants, Conditions, and Restrictions of Southern Village:

*Article 3, Section 20: **Outdoor Structures.*** No outside clotheslines, playhouses, swing sets, and other yard decorations shall be erected or allowed to remain on the property.

From the By-Laws of Edgewater Place—II Condominium Homeowners Association, Inc.:

*Article 6, Section 8: **Use of the Units and Common Areas.***

No outside radio or television antennas, including satellite dishes or receivers, shall be erected on any unit unless and until permission for the same has been granted by the Association.

PARKING:

Each unit is assigned a covered parking space, and owners may purchase additional spaces as available. Residents only may use unassigned parking spaces on a first-come, first-served basis. Additional parking is available behind and in front of the building; guests should be instructed to use those spaces, not the garage.

Firewood may not be kept in parking spaces.

From the By-Laws of Edgewater Place—II Condominium Homeowners Association, Inc.:

Article 6, Section 8: Use of the Units and Common Areas.

Unit Owners shall not park or store any camper, trailer, trailer vehicle or similar vehicle anywhere on the premises. No trucks shall be permitted except for standard 2-ton or less pickup trucks or smaller sized trucks.

INTERIOR COMMON AREAS:

Smoking is not permitted in any of the indoor common areas. Smokers are responsible for properly disposing of all ashes and butts in or around any of the outdoor common areas.

EXERCISE EQUIPMENT e.g. treadmills are not permitted on the second floor or porches, due to the construction of our building.

Decorative items such as mats and wreaths at or on units' entry doors must not extend past the door frame or be visible when looking down the hallways. Carpet scraps may not be used as doormats.

Ownership of a pet is a privilege and not a right. Owners are requested not to let their dogs bark unnecessarily or to let their pets defecate on the Common Grounds. They are responsible for cleaning up after their pets and not allowing their pets to damage or cause any disturbance. This includes keeping muddy and wet paws off the hallway carpets. Dogs must be leashed (Chapel Hill Leash Law) and under control at all times, including inside the building.

RESIDENTS MAY HAVE A PET AT THE DISCRETION OF THE BOARD.

PORCHES AND BALCONIES:

Porches and balconies are prominent parts of the condominiums' structure and need to be aesthetically appealing. Items kept on porches and balconies shall be limited to well-maintained deck furniture and planters. Porches and balconies may not be used for storage — all units have assigned storage space in the garage. Grills are not permitted on porches and balconies. *Firewood may be kept on porches and balconies, provided it is stored in steel or wrought iron racks away from any wooden structure or wall.*

As a courtesy to other homeowners, no rugs, clothing, towels, and other household linens may be draped over any open porch or patio railing or wall, and visible clotheslines are not permitted on open porches. Bird feeders are not

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permitted, to prevent droppings and bird seed from littering porches and sidewalks below.

From the By-Laws of Edgewater Place—II Condominium Homeowners Association, Inc.:

Article 6, Section 8: Use of the Units and Common Areas.

No signs shall be permitted on or about the units.

No political signs may be posted in Outside Common Areas, Inside Common Areas, or on/in a unit where it may be seen from the outside.

UNIT INTERIORS:

From the By-Laws of Edgewater Place—II Condominium Homeowners Association, Inc.:

Article 6, Section 9: Right of Access. All unit owners shall grant a right of access to [their] unit to the Board or their designee for the purpose of making inspections or for the purpose of correcting any condition originating in his unit and threatening another unit or common area facility, or for the purpose of performing installations, alterations, replacement, or repairs to common areas and facilities in the unit or elsewhere in the building. In case of emergencies, such right of entry shall be immediate whether the Unit Owner is present at the time or not.

When leaving town during the winter, residents should set units' thermostats at no less than 60 degrees F to prevent pipes from freezing. Also, the main water valve located in the pantry should be turned off.

Personal property of all Unit owners and tenants shall be kept within their units or storage units with the exception of personal bicycles which may be stored in the common storage units. No bicycle or motorcycle may block access to and from Personal property of all Unit owners and tenants shall be kept within their units or the Condominium Complex or Units. Screened porches and decks are not to be used for storage of appliances or other items such as laundry, rugs or bicycles.

Owners, tenants or guests shall not cause anything to fall from windows, patios, decks, balconies, entrances, or doorways. This includes water from plant watering or balcony washing.

GARBAGE shall be placed in suitable bags, and disposed of only in the dumpster designated for such a purpose. Similarly, recyclables (plastic, glass, cans, cardboard, etc. (no plastic trash bags) should be disposed of in the marked trash cans. This applies to moving boxes and associated garbage. No trash

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should be left in the hallway outside a unit, beside the dumpster or alongside the garbage cans. Other large household items should be disposed of by taking them to the Orange County Landfill at Eubanks Rd. in Chapel Hill, or by calling Chapel Hill Sanitation to arrange a pickup.

From the By-Laws of Edgewater Place—II Condominium Homeowners Association, Inc.:

Article 6, Section 8: Use of the Units and Common Areas.

No noxious or offensive activity shall be conducted upon any unit nor shall anything be done thereon which may be or may become an annoyance or nuisance or shall interfere with the peaceful possession of property by Unit Owners.

ABSENTEE HOMEOWNERS:

Homeowners who lease their units must submit a copy of the lease to HOA. Any leases are expected to respect a one year minimum. Owners are responsible for ensuring that renters know, understand and abide by the Association's rules and regulations. Violations of the rules and regulations by renters, and any resulting charges or fees, will be incurred by the owner.

From the By-Laws of Edgewater Place—II Condominium Homeowners Association, Inc.:

Article 6, Section 8: Use of the Units and Common Areas.

No more than two persons over the age of eighteen unrelated by blood or marriage shall reside in any single unit for more than thirty days in any one consecutive year.

Any lease or rental agreements involving the units shall be in writing and shall be subject to the requirements of the Association documents and Association rules and regulations governing the same.

NOISE:

In consideration of neighbors, residents and visitors should maintain low noise levels between 10:00 PM and 8:00 AM daily, and from 10:00 PM Friday to 12:00 PM (noon) Sunday. Please remember that very loud voices and noises — especially in hallways and uncarpeted areas — can easily be heard by those living beside, above, and below each unit.

ENFORCEMENT:

Owners and residents shall comply with these rules and regulations within seven (7) days of receipt of this handbook. Upon first violation of any of these rules and regulations, owners or residents will be contacted by a board member and informed of the violation. A second offense or failure to correct the violation will result in written notification from the property manager. Further offenses or failures to correct the violation will result in a fine of \$25 for each occurrence. The Board of Directors reserves the right to charge unit owners for the cost of repair or replacement of common areas or facilities damaged by a unit owner, occupant or guest.

DUES:

Homeowner's monthly assessment is to be paid by the 10th of each month. After the 10th, a late penalty of \$20 is incurred. Those past due for more than 60 days will be given to the attorney for collection. After 90 days, the attorney will begin lien proceedings against the delinquent owner. Please mail payments to Edgewater Place II HOA.

The Board of Directors reserves the right to amend, modify, or delete these Rules and Regulations, in whole or in part at any time, and to adopt additional Rules and Regulations which the Board of Directors deems necessary from time to time, as provided in the Declaration.

The Rules and Regulations herein listed shall be deemed in effect, and shall apply to and be binding upon all unit owners, tenants, and guests. The unit owners shall, at all times, obey the Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, lessees, and persons over whom they exercise control and supervision.

Said Rules and Regulations were approved by the Board of Directors on this the 11th day of May 2017 and apply to all Common Areas

Edgewater Place II Homeowners Condominium Association, Inc. a North Carolina non-profit corporation has caused this instrument to be executed in its corporate name by its President -Barbara Hummel-, Treasurer –Ellen Fallon- and Board Member Susanna Trevino on behalf of the Owners of the Edgewater Place II Condominium

President _____ Date

Treasurer _____ Date

Board Member _____ Date