

## FRENCH BROAD PLACE CONDOMINIUM RULES AND REGULATIONS

In order to afford all owners and occupants of the units in French Broad Place Condominium (the "Condominium") with a congenial community, permanent in nature, the Board of Directors of French Broad Place Condominium Owners 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 the unit owners and occupants of the Condominium. Unless otherwise defined herein, all terms and phrases contained herein shall have the meaning set forth in the Declaration of Condominium of French Broad Place Condominium recorded in the Office of the Register of Deeds for Transylvania County, North Carolina in Book 502 at Page 593 (the "Declaration") or as set forth in Chapter 47C of the North Carolina General Statutes (the "Act"). All unit owners and unit occupants, their officers, agents, employees, contractors, guests and invitees shall abide by the following rules and regulations;

### APPEARANCE

I. No entrance way, stairway, lobby areas, hallway, walkway, building exterior, or any other portion of the Common Elements including, without limitation, any portion of the parking garage or parking structure which is a part of the Condominium (hereinafter the "parking deck"), shall be decorated, painted, altered or changed in any way by any unit owner or occupant other than Declarant without the prior written consent of the Board of Directors of the Association (the "Board").

2. No article shall be placed in the entrances, walkways, lobby areas, hallways, elevators, parking deck or stairways of the Condominium, nor shall anything be hung from the windows, doors or balconies of any units, without the prior written consent of the Board. No clothing or other articles of personal property shall be stored, placed or hung on any portion of the Common Elements including, without limitation, any portion of any balcony of a unit. No clothes lines shall be permitted on any balcony. There shall be no enclosure of any balcony. There shall be no privacy shades including, without limitation, bamboo shades or other similar devices, used on any balcony of any unit without the prior written consent of the Board. It shall be permissible to have usual and customary patio type furniture of reasonable number, size and appearance on any balcony of any unit but there shall be no grills of any kind, gas or charcoal, placed, left, stored or used on any balcony of any 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. As provided in the Declaration, all window coverings or treatments in the residential units shall have a light colored, neutral appearance from the exterior.

5. No radio or television antenna, satellite dish or other electronic reception device shall be attached to or hung from the exterior of the building including, without limitation, the roof

of the building, without the prior written approval of the Board. Any such device approved by the Board shall be erected and maintained only in such location as the Board may designate.

6. No unit owner or occupant other than Declarant shall do any painting or decorating of the exterior of the building or make any alterations or improvements to, or erect any signage upon, the exterior of the building or any of the Common Elements of the Condominium, without first obtaining the prior written approval of the Board. All signage on the exterior of the building for any commercial unit shall be in keeping with the existing signage on the building, and the character of the building and shall, in all events, comply with the use provisions and zoning ordinances of the Town of Brevard.

7. Sidewalks, entrances, hallways, elevators, lobby areas and all portions of the parking deck shall be kept clear and passable at all times.

8. No unit owner or occupant other than Declarant shall attach any awning or other projection to the exterior walls of the building, or make any other modifications to the exterior of the building, without the prior written consent of the Board.

9. All garbage and refuse shall be properly disposed of. All unit owners and occupants shall place their garbage in the appropriate common dumpsters provided by the Association. No trash cans shall be placed, kept or maintained outside any unit other than trash receptacles placed by the Association.

10. Nothing shall be hung, placed in or posted on any of the elevators in the Condominium without the prior written consent of the Board.

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

#### PARKING AND STORAGE

1. No bicycles, mopeds, kayaks, canoes, boats or other personal articles or items of personal property shall be left or stored in the entrances, walkways, stairways, hallways, lobbies or other Common Elements of the building including, without limitation, any portion of the parking deck or any balcony except as permitted by these Rules and Regulations or as may be approved in writing by the Board. The Association may install or cause to be installed a bike rack at the location(s) of its choice.

2. No vehicle belonging to any unit owner or occupant of a unit, his employees, agents, guests or invitees shall be parked in such manner to impede or prevent ready access to the remaining parking areas. The unit owners and occupants of all units, their officers, agents, contractors, employees, guests and invitees, shall obey the all posted parking regulations, and any other traffic regulations published by the Association.

3. All vehicles parked in the parking deck shall have a current license plate and shall be fully operational. There shall be no parking of vehicles that are not currently licensed and fully operational in the parking deck.

4. In order that there be adequate parking for all commercial unit owners and occupants, their guests, invitees and customers, all residential unit owners and occupants, and their guests and invitees, shall park in the Upper Portion of the parking deck between the hours of 8:00 AM and 6:00 PM Monday through Saturday. In order to enforce the foregoing rule, the Association may issue to all residential unit owners parking stickers, decals, hanging tags or other similar identifiers to affix to or place on their vehicles. All residential unit owners and occupants shall display any such parking stickers, decals, hanging tags or other similar identifiers the Association may issue to the residential unit owners in the Condominium on their vehicles at all times. The Upper Portion of the parking deck shall mean that portion of the parking deck containing the sixty-two (62) parking spaces in the parking deck located closest to the Roof Top Garden, which sixty two (62) parking spaces are located between the Roof Top Garden and the sign located in the parking deck which states "Private Parking".

5. No boats, trailers, campers, recreational vehicles, commercial trucks, commercial vehicles, buses, travel trailers, tents, boat trailers, mini bikes or other such items shall be parked or stored in any portion of the parking deck or any other part of the Condominium.

6. Except for deliveries, the parking deck shall be used only for the parking of standard passenger automobiles, small (one ton or less) noncommercial pickup trucks and motorcycles.

#### UTILITIES

1. Water closets (commodes) and other water apparatus in the building shall not be used for any purposes other than those for which they are intended nor shall any sweeping, rubbish, rags, paper, ashes, or any other article be thrown into same.

2. No unit owner or occupant shall interfere in any manner with any portion of the common lighting, the fire suppression system or the elevators in or about the Condominium.

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.

#### GENERAL

1. Unit owners shall be held responsible for the actions of the occupants of their units, their employees, agents, contractors, servants, guests and invitees.

2. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles left in the Common Elements or stored in any limited common area as may be permitted by these Rules and Regulations such as items stored in the residential storage closets which are Limited Common Elements allocated to each residential unit.

3. Entrances, driveways through the parking deck, sidewalks, hallways, walkways and lobby areas must not be obstructed and shall not be used for any purpose other than ingress, egress and regress to and from the premises.

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

5. Maintenance or repair of any type motor vehicle is not permitted on any part of the Condominium.

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

7. No unit owner or occupant 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 each have full responsibility to implement and apply the rules and regulations in accordance with established procedure.

9. Any consent or approval given under these Rules and Regulations by the Board shall be revocable by the Board at any time.

10. The Association may cause security cameras to be placed at different locations in the Common Elements of the Condominium including, without limitation, the parking deck, the hallways, stairways, lobbies, elevators and entrances to the building.

11. Complaints regarding the Condominium or the actions of other unit owners or occupants shall be made in writing to the Board of Directors and sent to:

Board of Directors  
French Broad Place Condominium Owners Association, Inc.  
29 West French Broad Street  
Suite 103  
Brevard, NC 28712

12. Pursuant to the terms and provisions of the Declaration and the Act, the Board shall have the power and authority to enforce the terms and provisions of the Declaration, the Bylaws of the Association and the Rules and Regulations of the Condominium adopted by the Board by levying fines against unit owners in such amounts (up to \$150.00 per occurrence), and in such manner, as the Board shall determine, subject to the limitations provided in the Declaration.

These Rules and Regulations may be hereafter modified, amended or revoked, in whole or in part, in such manner as may hereafter be determined by the Board of Directors of the Association.

## ADDITIONAL RULES AND REGULATIONS ADOPTED BY THE BOARD

No livestock, poultry or animals of any kind may be raised, bred, kept or maintained in any unit of the Condominium other than customary household pets such as domestic dogs and cats. There shall be no more than an aggregate total of three (3) pets and no more than two (2) dogs maintained in any unit of the Condominium; and the maximum weight of any dog shall be no more than Forty (40) pounds. Current owners who as of November 9, 2018 own dog(s) more than the allowed weight, are allowed to keep these pets for the lifetime of the pet. Additionally, all pets must be kept under the owner's complete control at all times and the Board of Directors retains the right to ban any pet if it becomes aggressive.