BREEZEWOOD I

CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Adopted: _____
Effective: _____

These Rules and Regulations supplement the Declaration, Bylaws, and applicable law and are intended to promote safety, appearance, peaceful enjoyment, and preservation of property values within Breezewood I Condominium.

1. PURPOSE AND APPLICATION

These Rules and Regulations are adopted to promote the safety, appearance, peaceful enjoyment, and property values of Breezewood I Condominium.

These Rules supplement the Declaration, Bylaws, and applicable law. In the event of a conflict, the Declaration, Bylaws, or applicable law shall control.

These Rules apply to all Unit Owners, tenants, occupants, family members, guests, invitees, contractors, and other persons entering the property through a Unit Owner or occupant. Unit Owners are responsible for ensuring compliance by persons associated with their Unit.

2. OWNER, TENANT AND EMERGENCY CONTACT INFORMATION

Each Unit Owner shall maintain current contact information with the Association's Managing Agent, including a current mailing address, telephone number, and email address.

For leased Units, the Owner shall also provide the Association's Managing Agent with the names and current contact information of the tenants or occupants of the Unit. Owners are responsible for promptly notifying the Association's Managing Agent of changes in contact or occupancy information.

Each Unit Owner shall provide an emergency contact who may be contacted if the Association's Managing Agent is unable to reach the Owner regarding a water leak, fire, utility issue, property damage, other emergency affecting the Unit or neighboring property, or circumstances reasonably warranting assistance with a welfare or wellness check.

3. COMMON ELEMENTS

3.1 General Use

Common Elements are for reasonable use and enjoyment and may not be used in a manner that interferes with others or damages Association property.

Sidewalks, walkways, stairs, landings, breezeways, entrances, and other required paths of travel shall remain unobstructed. Where personal items are permitted, a minimum 36-inch clear passage shall be maintained. Nothing may be stored or placed on stairs or stair landings.

3.2 Personal Property on Common Elements

Personal property may not be placed, installed, constructed, planted, or stored on Common Elements unless specifically permitted by these Rules or approved in writing by the Association.

This includes, but is not limited to, furniture, tables, fences, decorative fencing, stepping stones, pavers, edging, landscape lighting, planters, statues, signs, decorative objects, toys, recreational equipment, gardens, shrubs, trees, and other plantings.

Fences, decorative fencing, stepping stones, and pavers require prior written Board approval. Toys and recreational equipment may not be stored or left unattended on Common Elements.

Outdoor storage containers are permitted only within an approved patio or balcony area and must be kept neat, unobtrusive, and in a safe condition.

Limited Decorative Items Adjacent to Ground-Floor Units. Ground-floor residents may maintain a reasonable amount of appropriate planters and decorative items immediately adjacent to the Unit's patio or entrance, provided they are neat, orderly, well maintained, in good taste, and consistent with the appearance and character of the community.

These items may not interfere with landscaping, mowing, drainage, utilities, building maintenance, access or egress, or another resident's use of the Common Elements. They may not create clutter or give the appearance that Common Element property has been converted to the exclusive private use of a Unit.

The Association may require any item to be removed, relocated, or reduced if it is excessive, unsightly, unsafe, improperly maintained, or interferes with Association maintenance or operations.

3.3 Water Hoses

Water hoses shall be disconnected from exterior faucets when not actively in use and stored neatly within the Unit's approved patio/balcony area or inside the Unit. Hoses may not be left across sidewalks, breezeways, lawns, landscaped

areas, or other Common Elements. **NO CAR WASHING:** Association water and exterior water hoses may not be used for washing or rinsing vehicles on Association property.

3.4 Common-Area Gatherings

Organized parties, gatherings, celebrations, or other events that make substantial use of Common Elements require prior approval from the Association. Normal casual use by residents and their guests does not require approval, provided it does not obstruct access, create excessive noise, damage property, or unreasonably interfere with other residents.

3.5 Recreation and Use of Common Areas

Residents, tenants, occupants, and guests may reasonably use appropriate Common Elements for recreation, provided the activity does not damage property, obstruct access, create unreasonable noise or a safety hazard, or interfere with other residents. Playground equipment, sports equipment, goals, nets, pools, or similar equipment may not be permanently installed or left on Common Elements without Association approval. Climbing or playing on roofs, mail facilities, utility equipment, HVAC equipment, or areas not intended for recreation is prohibited.

4. PATIOS, BALCONIES, PORCHES AND LIMITED COMMON ELEMENTS

4.1 General Appearance

Patios, balconies, porches, entry areas, and other Limited Common Elements shall be maintained in a clean, neat, sanitary, and orderly condition.

4.2 Permitted Items

A reasonable amount of appropriate planters, decorative items, approved storage containers, and approved sun shades may be maintained within a permitted patio, balcony, porch, or entry area, provided the items are neat, orderly, well maintained, in good taste, and consistent with the appearance, character, and aesthetic of the community. Outdoor furniture and chairs may not be placed or stored outside the Unit. Items may not create clutter, obstruct access, interfere with landscaping or maintenance, extend excessively into Common Elements, or otherwise detract from the uniform appearance of the property. The Association reserves the right to require the removal, relocation, or reduction of items that, in the Board's reasonable judgment, are excessive, unsightly, improperly maintained, or inconsistent with these standards.

4.3 Prohibited Items

These areas may not be used for general household storage. Indoor furniture, mattresses, appliances, trash, discarded property, building materials, excessive boxes or storage containers, hazardous or flammable materials, items creating an unsightly, unsafe, or unsanitary condition, and items obstructing doors, stairs, sidewalks, or other means of egress are prohibited. Rugs, towels, clothing, bedding, laundry, or other materials may not be hung or draped over balcony, patio, or porch railings.

4.4 Sun Shades

Sun shades are permitted only when installed on the interior side of the patio or balcony and extending uniformly across the full length of the railing/opening. The shade must be properly fitted, maintained in good condition, and be brown, tan, beige, off-white, gray, or a similar neutral earth-tone color compatible with the exterior appearance of the community. Prior written Association approval is required.

Partial-width sun shades, curtains, sheets, fabric panels, or other coverings that cover only a portion of the patio or balcony opening are not permitted. Sheets, blankets, towels, tarps, plastic sheeting, or other improvised materials may not be used as sun shades. Railings may not be used as an attachment or mounting point.

Sun Shade Installation Guidelines



Examples are for illustration only. Please refer to Section 4.4 - Sun Shades for complete requirements.

4.5 Window Treatments

All windows must have blinds, and the blinds must be the exterior-facing window treatment and the only window treatment visible from outside the Unit. Blinds shall be white or off-white on the exterior-facing side and shall be maintained in a neat, clean condition and good repair. Broken, missing, damaged, or substantially deteriorated blinds must be repaired or replaced.

Curtains, drapes, shades, or other interior window treatments are permitted behind the blinds, provided they are not visible from the exterior.

Sheets, blankets, towels, cardboard, aluminum foil, paper, plastic, or other materials not manufactured and intended as window treatments may not be used to cover windows.

4.6 Window Screens

All window screens visible from the exterior must be properly installed and maintained in good condition. Torn, damaged, bent, or substantially deteriorated screens must be repaired or replaced. Replacement screens should be reasonably consistent in appearance with other screens in the community.

4.7 Unattended Pets

Pets may not be left unattended on patios, porches, balconies, or Common Elements.

4.8 Railings - No Attachments

Nothing may be attached, mounted, fastened, tied, wrapped around, hung from, draped over, inserted through, or otherwise supported by any Association railing or any portion thereof. Decorative lighting may not be mounted, attached, wrapped around, strung across, or otherwise supported by railings, except for temporary holiday lighting during the permitted holiday-decoration period established elsewhere in these Rules and Regulations. This restriction applies to flags, banners, signs, planters, decorations, satellite or communication equipment, and other personal property unless expressly permitted elsewhere in these Rules. No item placed on a patio, balcony, porch, or entry area, including plants, planters, decorations, or other personal property, may protrude through, extend through, or be supported by an Association railing.

4.9 Exterior Lighting

Exterior lighting visible from outside a Unit, including lighting on patios, balconies, porches, entry areas, and at or around front doors, must be standard white or warm-white/yellow lighting. Colored lighting is not permitted except as temporary holiday lighting during the permitted holiday-decoration period established elsewhere in these Rules and Regulations. Flashing, strobing, color-changing, or animated exterior lighting is not permitted outside the permitted holiday-decoration period.

5. FLAGS, BANNERS, SIGNS AND DECORATIONS

5.1 Flags and Decorative Banners

The only full-size flags permitted for exterior display are the United States flag and the State of North Carolina flag. Only one full-size flag may be displayed per Unit, and it may not exceed 3 feet by 5 feet. A permitted United States or North Carolina flag may be displayed on a freestanding holder located entirely within the Unit's permitted patio or balcony area, or from the specifically permitted exterior-trim flagpole holder permitted under this Section. Any permitted full-size flag must be positioned on the right-hand side of the patio, balcony, porch, or entry area when viewed from inside the Unit looking outward.

No flag may be attached, hung, mounted, fastened, or otherwise secured directly to any portion of the building, including interior or exterior patio or balcony walls, siding, trim, doors, ceilings, railings, or other building components, except for the specifically permitted exterior-trim flagpole holder permitted under this Section.

No other full-size flag, banner, team flag, school flag, decorative flag, or similar full-size display is permitted on patios, balconies, porches, exterior walls, or other exterior areas. All permitted flag displays must be maintained in neat and good condition.

Except for the specifically permitted exterior-trim flagpole holder below, all flags, flagpoles, holders, brackets, and other flag-display equipment must remain entirely within the Unit's permitted patio, balcony, porch, or entry area and may not extend or protrude into Common Element space or airspace.

Each Unit may have no more than one outward-projecting full-size flag display. A flagpole holder or bracket may be mounted to the exterior trim of the Unit's patio, balcony, porch, or entry area solely to display either the United States flag or the State of North Carolina flag, not exceeding 3 feet by 5 feet. The approved exterior-trim flag holder must be installed on the right-hand side of the patio, balcony, porch, or entry area when viewed from inside the Unit looking outward, consistent with the approved illustration. No other full-size flag, banner, team flag, school flag, decorative flag, or similar display may be mounted to exterior trim. The flagpole must extend above the top of any railing, and the flag must hang and fly freely without touching or resting against any railing, siding, wall, column, roof, or other object. No flagpole holder, bracket, or other flag-display equipment may be mounted or attached to a railing.

The flag and holder must remain neat and in good condition and may not obstruct or project into any doorway, sidewalk, breezeway, stairway, landing, or other means of access or egress.

5.1A Small Entry Flags

A Unit may display only one small decorative garden-style flag, not exceeding approximately 12 inches by 18 inches, within a permitted patio, balcony, porch, front-entry area, or, for a ground-floor Unit, in mulch immediately adjacent to the Unit. Small garden-size flags may include seasonal, decorative, school, team, or similar designs.

A small garden-size flag must be displayed on a small freestanding holder or stand. It may not be attached or mounted to the building, siding, trim, door, door frame, wall, railing, or other building component or Common Element and may not protrude into or obstruct a walkway, breezeway, stairway, or other Common Element space or airspace.

5.2 Content-Neutral Administration

Rules concerning flags, banners, signs, and decorations shall be administered without regard to message, viewpoint, political affiliation, religious viewpoint, team, school, organization, or other content, except as otherwise required or permitted by law.

5.3 Seasonal Decorations

Reasonable seasonal and holiday decorations are permitted within a Unit's patio, balcony, or entry area. Holiday lights may be installed no earlier than the week before Thanksgiving and must be removed by January 15. Other seasonal decorations shall be removed within 30 days following the applicable holiday or season.

5.4 For Sale and For Rent Signs

One (1) For Sale or For Rent sign is permitted per Unit. The sign may be placed only in the landscaping immediately adjacent to the building containing the Unit. Signs may not be attached to or displayed on any building, patio, balcony, railing, door, or window. The sign must be removed when the Unit is no longer offered for sale or rent.

FLAG DISPLAY ILLUSTRATIONS

The following illustrations are examples only. The written Rules and Regulations control.

FLAG DISPLAY GUIDELINES



Examples are for illustration only. The written requirements of Section 5 control.

6. ARCHITECTURAL AND EXTERIOR REQUIREMENTS

6.1 Exterior Attachments to Siding and Trim

Items may not be attached, mounted, screwed, nailed, drilled, or otherwise fastened to exterior siding or Association railings, except as otherwise expressly permitted by these Rules.

Limited attachments to exterior trim are permitted for small, appropriate residential decorative items, including flowerpot holders, plant hooks, and similar decorative brackets, provided they are securely installed, neatly maintained, in good taste, and consistent with the appearance, character, and aesthetic of the community.

All holders, hooks, brackets, and items supported by them must remain within the Unit's permitted patio, balcony, porch, or entry area and may not extend or protrude outward into Common Element space or airspace.

The Association may require the removal, relocation, or reduction of any attachment that is excessive, unsafe, improperly maintained, damaging to the building, unsightly, or otherwise inconsistent with these standards. IMPORTANT: The ONLY full-size flags permitted on an exterior-trim-mounted flagpole holder or bracket are one United States flag or one State of North Carolina flag, maximum 3 feet by 5 feet, as governed by the flag-display provisions of these Rules.

6.2 Window Air-Conditioning Units

Window-mounted air-conditioning units are prohibited.

7. LANDSCAPING AND ANIMALS

7.1 Landscaping and Resident Plantings on Common Elements

Association landscaping shall not be removed, relocated, cut, substantially altered, or replaced by residents without written approval. Residents shall not create private gardens on Common Elements.

No resident, tenant, or occupant may establish, maintain, expand, or claim exclusive use of any garden, planting bed, landscaped area, shrubbery, vine, tree, or other vegetation located on the Common Elements without prior written Association approval.

No Grandfathering of Existing Plantings

No resident planting, garden, planting bed, shrub, vine, tree, or other vegetation located on the Common Elements shall be considered grandfathered, permanently approved, or entitled to remain merely because it existed before adoption of these Rules, has existed for an extended period of time, or was not previously the subject of enforcement. Prior inaction, tolerance, or non-enforcement by the Association does not constitute approval or create a continuing right to maintain vegetation on the Common Elements.

Only a specific written approval granted by the Association shall constitute approval of a resident planting, and all such approvals remain subject to the Association's continuing authority over the Common Elements and the landscaping and appearance standards contained in these Rules, except to the extent otherwise required by the governing documents or applicable law.

Resident Responsibility for Approved Plantings

Any approved resident planting is the responsibility of the applicable Unit Owner or tenant for watering, trimming, care, maintenance, and removal. The Association assumes no maintenance obligation for resident-approved plantings.

Association Authority

Because planting beds and landscaped areas within the Common Elements remain under Association control, the Association may maintain, prune, trim, cut back, relocate, or remove resident-installed or resident-maintained vegetation when reasonably necessary to maintain Association property or enforce Association landscaping standards, subject to the governing documents, applicable law, and any valid written approval.

A resident's planting, watering, trimming, or long-term care of vegetation on Common Elements does not transfer ownership or create a permanent private landscaping right. The Association may require unauthorized vegetation to be trimmed, relocated, or removed and the area restored to the Association's landscaping standard.

Neighborhood Appearance and Landscaping Standard

Approved or existing resident plantings within Common Elements must remain consistent with the overall landscaping plan, appearance, and aesthetic character of Breezewood I. The Association may require vegetation to be trimmed, reduced, relocated, or removed when, in the Board's reasonable judgment, it has become overgrown, excessive, substantially different from surrounding Association landscaping, or otherwise inconsistent with the uniform and well-maintained appearance of the community.

Approved plantings remain subject to Association landscaping and maintenance requirements and may be required to be removed when necessary for building maintenance, landscaping, drainage, utilities, pest control, safety, access, or the overall appearance of the community.

7.2 Feeding Wildlife and Stray Animals

Residents, tenants, occupants, and guests shall not intentionally feed or place food on Common Elements for wildlife, stray animals, or free-roaming animals.

This prohibition specifically includes feeding stray or free-roaming cats and squirrels, as well as raccoons, opossums, birds, rodents, and other wildlife when such feeding attracts or encourages animals to congregate on Association property.

Food, bowls, feeders, containers, or other items intended for feeding stray animals or wildlife may not be placed on lawns, landscaped areas, sidewalks, breezeways, parking areas, or other Common Elements. A resident may feed their own household pet within the Unit or approved patio/balcony area, provided food is not left outside in a manner that attracts wildlife, stray animals, insects, or other pests.

Bird feeders are not permitted anywhere on Association property, including patios, balconies, entry areas, landscaping, trees, or other Common or Limited Common Elements. The only exception is a traditional liquid hummingbird feeder, which may be maintained within the Unit's permitted patio or balcony area.

Seed, suet, corn, nuts, or other food intended to attract birds or wildlife may not be placed in or around a hummingbird feeder or otherwise distributed outside a Unit.

8. GRILLS AND OUTDOOR COOKING

Charcoal, propane or gas, wood-burning, pellet-burning, and other open-flame grills or smokers may not be used on patios, balconies, porches, or entry areas. Cooking in these areas using smoke-producing equipment or methods is prohibited. Outdoor frying is also prohibited.

Charcoal, propane or gas, wood-burning, pellet-burning, and other open-flame grills or smokers may not be stored on a second-floor balcony.

These grills and cooking devices may be stored on first-floor patios, but must be moved to a location at least ten (10) feet from the building and away from pine straw, trees, and other combustible materials before use.

Electric grills are permitted only if they are small, portable, tabletop, or compact camp-style units intended for residential outdoor use. Permitted electric grills may not use an open flame, produce excessive smoke, or otherwise violate these Rules.

Full-size electric grills, electric smokers, and other large electric cooking appliances similar in size or design to traditional charcoal or gas grills may be stored on first-floor patios, but must be moved at least ten (10) feet from the building before use. Those items may not be used or stored on any second-floor balcony.

All grill and outdoor-cooking activity remains subject to the most current City of Greenville fire codes and Greenville Fire Marshal requirements and guidance. If City or Fire Marshal requirements are more restrictive than these Rules, those requirements shall take precedence. Any fines, penalties, or charges imposed by the City of Greenville or Greenville Fire Marshal for a violation associated with a Unit shall be assessed to that Unit Owner.

9. TRASH, BULK ITEMS AND SANITATION

9.1 Household Trash

All household trash shall be placed completely inside designated Association trash containers or dumpsters. Dumpster lids and doors shall be closed after use.

No trash outside a Unit

No trash in breezeways or stairwells

No trash beside dumpsters

No trash in landscaped areas

No trash on patios or balconies in a manner creating odor, pests, or nuisance

9.2 Bulk Items

Furniture, mattresses, and other eligible bulk items may not be placed at or beside Association dumpsters. Residents shall arrange City of Greenville bulk-item pickup where available by calling 252-329-4522, or otherwise arrange lawful disposal.

Residents are responsible for confirming whether the City will accept a particular item. Items not accepted for City bulk pickup, including construction debris and other excluded materials, must be taken to an appropriate City/County disposal facility or otherwise lawfully disposed of.

9.3 Construction Debris

Contractors and residents are responsible for removing construction, renovation, and demolition debris. Such materials may not be placed in Association dumpsters. They must be taken to an appropriate disposal facility or otherwise lawfully disposed of.

9.4 Litter

Cigarette or cigar butts, vaping-related waste, food containers, and other litter may not be discarded on Common Elements, landscaped areas, parking lots, breezeways, patios, or other Association property.

10. NOISE AND NUISANCE

No person shall engage in any activity within a Unit or upon the Common Elements that unreasonably interferes with another resident's peaceful use and enjoyment of the property.

Excessive or unreasonable noise is prohibited, including, but not limited to, noise from music, televisions, bass or amplified sound, parties or gatherings, shouting, vehicles, pets, construction activities, and activity on patios or balconies.

All residents and occupants must also comply with the City of Greenville Noise Ordinance and other applicable City noise regulations. City of Greenville noise requirements shall at all times remain applicable regardless of the Association's quiet hours.

Quiet hours are from 11:00 P.M. through 8:00 A.M. During quiet hours, residents and guests shall exercise particular care to avoid noise that can be heard within neighboring Units or that otherwise disturbs other residents. Excessive or unreasonable noise is prohibited at all times and is not permitted merely because it occurs outside of quiet hours.

11. PETS

Pets are permitted subject to the Declaration, applicable City ordinances, and these Rules.

Dogs and other domesticated animals shall be restrained as required by applicable City of Greenville ordinance. Pets may not run at large on Association property and must be under the physical control of a responsible person when outside the Unit, except as otherwise permitted by law.

Pets may not create persistent barking or unreasonable disturbances

Pets may not display dangerous or aggressive behavior

Pets may not be tethered or left unattended on Common Elements, patios, porches, or balconies

Pets may not damage landscaping or Association property

Pet waste shall be picked up immediately and properly disposed of. Pet waste, used cat litter, and similar animal waste must be securely bagged before being placed in an Association dumpster or trash receptacle.

Pet or animal waste may not be dumped or disposed of on lawns, landscaping, storm drains, breezeways, parking areas, or other Common Elements. Violations of applicable animal-control laws may also be reported to the appropriate City or animal-protective authority.

Owners are responsible for repair or replacement costs when their pet damages landscaping, irrigation, HVAC equipment, or other Association property, subject to the governing documents and applicable law. Nothing in these Rules is intended to restrict assistance animals or reasonable accommodations required by applicable law.

12. PARKING AND VEHICLES

12.1 Two-Vehicle Limit

Each Unit is permitted a maximum of two (2) vehicles parked on Association property at any one time, including vehicles belonging to owners, tenants, occupants, and guests. The availability of an open parking space does not authorize a Unit to exceed this limit.

12.2 Parking Credentials

Every vehicle parked on Association property must properly display either a current Breezewood I resident parking sticker or a valid Breezewood I visitor parking tag. Parking credentials must be obtained from the Association's Managing Agent.

Credentials may not be transferred, duplicated, altered, reproduced, sold, or provided for use by persons who are not residents or legitimate guests of the applicable Unit. Lost, stolen, or damaged credentials shall be reported to the Association's Managing Agent.

12.3 Visitor Parking Tags

Visitor tags are for temporary use by legitimate guests and may not be used as a substitute for a resident sticker or to circumvent the two-vehicle-per-Unit limit.

If an Association visitor parking pass is not available, visitors may use available public street parking on Thackery Road or Hyde Drive, subject to all applicable City parking laws and restrictions.

12.4 Parking Requirements

Vehicles must be parked entirely within designated spaces. Parking is prohibited on grass or landscaped areas, sidewalks, travel lanes, fire lanes, undesignated curbs, or in any manner that blocks another vehicle or emergency, maintenance, or utility access.

12.5 Vehicle Condition and Fluid Leaks

Vehicles shall be operable and properly registered as required by law. Abandoned, dismantled, wrecked, or obviously inoperable vehicles may not be stored on Association property.

A vehicle leaking oil, fuel, coolant, or other fluids in a manner that stains, damages, or creates a hazard on Association property must be repaired or removed. The responsible Unit Owner may be charged reasonable cleanup or repair costs attributable to the vehicle, subject to the governing documents and applicable law.

12.6 Repairs

Major vehicle repairs, oil changes, fluid changes, body work, or other substantial mechanical work are prohibited. Minor emergency work necessary to move a disabled vehicle is permitted.

12.7 Prohibited Vehicles and Equipment

Boats, boat trailers, utility trailers, campers, recreational vehicles, motor homes, detached trailers, oversized commercial vehicles, and heavy equipment may not be stored on Association property without written authorization. Normal passenger pickup trucks and vans are permitted if they fit within a standard space and otherwise comply.

12.8 Portable Storage Containers

PODs and similar portable moving or storage containers may be placed on Association property only with prior approval from the Association's Managing Agent and for no more than 72 hours, unless a longer period is specifically approved in writing. Placement may not block fire lanes, traffic, sidewalks, or other required access.

12.9 Towing

Vehicles without required credentials, vehicles associated with a Unit exceeding the permitted vehicle limit, or vehicles otherwise parked in violation may be subject to enforcement action and/or towing in accordance with applicable law and Association towing procedures.

13. DRYER VENTS AND EXHAUST SYSTEMS

Unit Owners are responsible for maintaining dryer vents, exhaust ducts, and associated components serving their Unit in a safe and serviceable condition, to the extent those components are the Unit Owner's maintenance responsibility under the governing documents.

Dryer vents and ducts shall be kept reasonably free of lint, debris, and other obstructions and shall be cleaned as necessary to reduce fire risk and maintain proper operation. Periodic professional cleaning of dryer vents and ducts is highly recommended.

No dryer vent, exhaust outlet, exterior vent cover, or associated component may be altered, relocated, covered, disconnected, or obstructed in a manner that affects a building exterior or Common Element without prior written approval of the Association.

The Association may require correction of a dryer vent or exhaust condition that creates a fire hazard, causes damage, interferes with building maintenance, or otherwise threatens Association or neighboring property.

14. UNIT INSURANCE, VACANCY AND MINIMUM UTILITIES

14.1 Unit Owner Insurance

Each Unit Owner shall maintain at all times the insurance required by the Declaration, Bylaws, and applicable law, including appropriate coverage for the Unit and the Owner's personal property, improvements, liability, and other items for which the Unit Owner is responsible.

14.2 Minimum Utilities and Conditions During Vacancy

Owners are responsible for maintaining sufficient utilities and appropriate interior conditions in their Units at all times, including during periods of vacancy, to reasonably prevent frozen pipes, water damage, excessive humidity, mold, mildew, or other conditions that could damage the Unit, neighboring Units, or Common Elements.

Electricity and other utilities necessary to protect the property may not be disconnected when doing so could create a risk of damage to Association or neighboring property.

14.3 Vacant Unit Inspections

A vacant Unit shall be physically checked at least once every thirty (30) days by the Owner or the Owner's representative to confirm that the Unit remains in good condition and to identify water leaks, running toilets, HVAC or temperature problems, moisture, mold, or other conditions that could damage the Unit, neighboring Units, or Association property.

14.4 Water Leaks, Running Water and Inspections

All residents and occupants are responsible for promptly reporting water leaks, running toilets, dripping faucets or spigots, and other conditions causing unnecessary water use.

Rented Units: Tenants must promptly report any water leak, running toilet, dripping faucet or spigot, or other unnecessary water use to the Unit Owner or property manager for immediate repair. If the condition is not repaired promptly, the tenant should also report it to the Association's Managing Agent so the Association can take appropriate action to have the condition corrected.

Owner-Occupied Units: Unit Owners must promptly arrange for the repair of any water leak, running toilet, dripping faucet or spigot, or other unnecessary water use affecting their Unit.

Because water service is paid by the Association, the Association may periodically inspect Units for leaks, running fixtures, or other unnecessary water use. Except in an emergency, at least two (2) days' notice will be provided. Owners, tenants, and occupants must provide access at the scheduled time. If access is not provided after proper notice, the Association may use a locksmith or other lawful means of entry as authorized by the governing documents, with applicable costs assessed to the Unit Owner. Water leaks are considered an emergency and are subject to the Breezewood Water Leak Policy. When necessary to prevent property damage or continued water waste, the Association may shut off the affected water supply or arrange for necessary repairs. Costs for repairs or corrective action that are the Unit Owner's responsibility may be assessed to the Unit Owner as permitted by the governing documents and applicable law.

15. MOVING, CONTRACTORS AND RENOVATIONS

Residents are responsible for preventing damage to Common Elements during moves, deliveries, and construction. Stairs, breezeways, sidewalks, and entrances may not be blocked. Contractors shall remove their own construction debris. Work creating substantial noise shall be performed only during reasonable daytime hours. Renovations affecting plumbing, electrical systems, structural components, exterior components, or Common Elements require all applicable approvals.

16. LEASING AND TENANT RESPONSIBILITY

Unit Owners who lease their Units shall provide tenants with a copy of these Rules and Regulations and shall provide the Association's Managing Agent with current owner and tenant contact information as required by Section 2. Tenants, occupants, and guests are subject to the same use restrictions applicable to the Unit Owner. The Unit Owner remains responsible to the Association for violations attributable to persons associated with the Unit.

16.1 Tenant Communication with the Association's Managing Agent

Tenants should direct routine maintenance requests, property concerns, and other non-emergency matters involving their Unit to their Unit Owner or property manager rather than the Association's Managing Agent.

Tenants should contact the Association's Managing Agent directly only when an emergency or other condition requiring immediate Association attention exists, including significant water leaks, active flooding, or other urgent conditions that could cause damage to Association property or other Units.

Nothing in this provision prevents a tenant from notifying the Association's Managing Agent when specifically directed to do so elsewhere in these Rules or when a Unit Owner or property manager fails to timely address a condition that may affect the Association or other Units.

17. DAMAGE TO ASSOCIATION PROPERTY

No resident, occupant, guest, contractor, or other person may damage, deface, remove, modify, or misuse Association property. The responsible Unit Owner may be charged for repair or cleanup costs for which the Owner or persons associated with the Unit are legally liable, subject to the governing documents and applicable law.

18. ENFORCEMENT AND NONCOMPLIANCE

18.1 Notice and Correction

For routine violations, the Association will ordinarily provide written notice and allow fifteen (15) calendar days to correct the violation. The Board or the Association's Managing Agent may allow additional time when reasonable. Conditions involving an immediate threat to health, safety, property, emergency access, or fire safety may require immediate correction.

18.2 Hearing Notice and Hearing

If a violation is not corrected within the applicable time and the Association seeks to impose a fine, the Unit Owner shall receive written notice of the hearing at least ten (10) days before the scheduled hearing, or such other period as may then be required by North Carolina law. The notice shall identify the date, time, and method or place of the hearing, generally describe the alleged violation, and describe the action required to cure it.

The Unit Owner shall have an opportunity to be heard and present evidence. Hearings may be conducted in person or remotely by telephone or video conference, as permitted by law.

18.3 Fines

Following the required hearing, the Association may impose a fine of up to $100 for a violation. If the violation continues for more than five (5) days after the decision, the Association may impose an additional fine of up to $100 per day without another hearing, as permitted by North Carolina law.

18.4 Other Remedies

The Association may require removal, repair, cleanup, or correction of the violation and may use any other remedies available under the Declaration, Bylaws, Rules and Regulations, or applicable law.

19. EXISTING ITEMS AND TRANSITION PERIOD

Upon the effective date of these Rules, residents shall have 60 days to bring existing exterior items, decorations, landscaping, Common Element uses, sun shades, and other conditions into compliance or submit a written request for approval where permitted.

The existence of an item or condition before adoption does not automatically constitute permanent approval or create a continuing right to use Common Elements.

20. BOARD DISCRETION AND REASONABLE ACCOMMODATIONS

The Board may grant reasonable exceptions when appropriate and consistent with the Declaration, Bylaws, applicable law, safety, and the interests of the Association. The Association shall provide reasonable accommodations and modifications when required by applicable law.

21. AMENDMENTS

The Board may amend these Rules and Regulations to the extent authorized by the Declaration, Bylaws, and applicable law. Owners shall receive notice of amendments as required.

22. ADOPTION AND EFFECTIVE DATE

These Rules and Regulations were adopted by the Board of Directors of Breezewood I Condominium Association on _____ and become effective on _____.

These Rules supersede prior Rules and Regulations to the extent those prior rules are inconsistent with this document.

BREEZEWOOD I CONDOMINIUM ASSOCIATION

By: _____ President Date: _____

By: _____ Secretary Date: _____

RESIDENT QUICK REFERENCE

PARKING Maximum two vehicles per Unit on Association property. Every vehicle must display a resident sticker or valid visitor tag obtained from the Association's Managing Agent. If a visitor pass is unavailable, visitors should use available public street parking on Thackery Road or Hyde Drive, subject to applicable parking restrictions.

PATIOS / BALCONIES / ENTRIES A reasonable amount of appropriate planters and decorative items is permitted when kept neat, orderly, well maintained, in good taste, and consistent with the appearance and aesthetic of the community. Outdoor furniture and chairs may not be placed or stored outside the Unit. Excessive or cluttered items may be required to be removed, relocated, or reduced.

EXTERIOR TRIM ATTACHMENTS Small flowerpot holders, plant hooks, and similar decorative brackets may be attached to exterior trim when securely installed, neatly maintained, in good taste, and consistent with the community aesthetic. They and the items they support must remain within the permitted patio, balcony, porch, or entry area and may not protrude into Common Element space or airspace. Do not attach these items to siding or Association railings.

EXTERIOR-TRIM FLAG HOLDERS - U.S. OR NC FLAGS ONLY: A flagpole holder or bracket mounted to exterior trim may display ONLY one United States flag or one State of North Carolina flag, maximum 3 feet by 5 feet. The holder must be installed on the right-hand side when viewed from inside the Unit looking outward. No other full-size flag, banner, team flag, school flag, decorative flag, or similar display may be mounted to exterior trim.

SMALL GARDEN-SIZE FLAGS: Only one garden-size flag is permitted per Unit. Small decorative garden-style flags, approximately 12 inches by 18 inches maximum, may be displayed on a freestanding holder only within a permitted patio, balcony, porch, or front-entry area, or in mulch immediately adjacent to a ground-floor Unit. Seasonal, decorative, school, team, and similar designs are permitted at this small size. They may not be attached to the building or protrude into or obstruct Common Element space.

SUN SHADES Must be installed on the interior side of the patio or balcony and extend uniformly across the full length of the railing/opening. Partial-width shades are not permitted. Colors are limited to brown, tan, beige, off-white, gray, or similar neutral earth-tone colors compatible with the community.

RAILINGS Nothing may be attached, mounted, tied, wrapped around, hung from, draped over, inserted through, or otherwise supported by Association railings. No patio, balcony, porch, or entry item, including plants or planters, may protrude or extend through a railing. Temporary holiday lighting is the only exception expressly permitted during the established holiday-decoration period.

EXTERIOR LIGHTING Exterior lighting visible from outside a Unit must be standard white or warm-white/yellow. Colored, flashing, strobing, color-changing, or animated exterior lighting is permitted only as temporary holiday lighting during the established holiday-decoration period.

GRILLS / OUTDOOR COOKING Charcoal, propane/gas, wood-burning, pellet-burning, and other open-flame grills or smokers may not be used on patios, balconies, porches, or entry areas and may not be stored on second-floor balconies. They may be stored on first-floor patios but must be moved at least 10 feet from the building before use. Small, portable, tabletop or compact camp-style electric grills are permitted, provided they do not use an open flame or produce excessive smoke. Full-size electric grills, electric smokers, and other large electric cooking appliances may be stored on first-floor patios but must be moved at least 10 feet from the building before use; they may not be used or stored on second-floor balconies. No smoke-producing patio/porch cooking or outdoor frying. City of Greenville fire codes and Greenville Fire Marshal requirements and guidance take precedence if more restrictive.

NOISE Quiet hours: 11:00 P.M.-8:00 A.M. Excessive or unreasonable noise is prohibited at all times. City of Greenville noise regulations also apply.

ANIMALS / BIRD FEEDERS Do not feed stray animals or wildlife on Association property. Bird feeders are not permitted, except for a traditional liquid hummingbird feeder maintained within the permitted patio or balcony area. Seed, suet, corn, nuts, or other wildlife food may not be distributed outside a Unit.

WATER LEAKS / RUNNING WATER Promptly address leaks, running toilets, dripping faucets or spigots, and other unnecessary water use. Tenants should immediately report problems to the Unit Owner or property manager; if not repaired promptly, report the condition to the Association's Managing Agent. Water leaks are considered an emergency.

NO CAR WASHING / WATER HOSES Association water and exterior hoses may not be used to wash or rinse vehicles. Hoses must be disconnected and stored as required by the Rules.

COMMON AREAS Keep stairs, breezeways, sidewalks, entrances, and other Common Elements clear. Toys, recreational equipment, and personal property may not be stored in Common Areas.

WINDOWS Blinds must be the exterior-facing window treatment and the only window treatment visible from outside. Exterior-facing blinds must be white or off-white and maintained in good condition.

TRASH / BULK ITEMS Use designated disposal areas and follow Association procedures for bulk trash. Do not leave furniture, mattresses, appliances, or other bulk items beside dumpsters or in Common Areas.

OWNER / TENANT RESPONSIBILITY Owners must provide tenants with the Rules and keep the Association's Managing Agent supplied with current contact information. Owners remain responsible to the Association for violations associated with their Unit.

TENANTS Routine and non-emergency concerns should be directed to your Unit Owner or property manager. Contact the Association's Managing Agent directly only for emergencies, urgent conditions requiring immediate Association attention, or when specifically directed by these Rules, including unresolved water issues under Section 14.4.

REPORT PROBLEMS PROMPTLY Report emergencies, water issues, safety concerns, property damage, and other urgent conditions requiring immediate Association attention to the Association's Managing Agent as soon as reasonably possible.

When in doubt, refer to the complete Rules and Regulations or contact the Association's Managing Agent before installing, storing, or placing an exterior item.

FLAG DISPLAY – BREEZEWOOD I

Approved Methods and Examples

ALLOWED – FULL-SIZE FLAGS (U.S. or NC ONLY)

Display full-size U.S. or NC flags only using one of the approved methods below.

No other flags allowed in these locations.

1. DISPLAYED ON A FREESTANDING HOLDER WITHIN THE PATIO/BALCONY



Full-size U.S. or NC flag on a freestanding holder placed entirely within the patio/balcony behind the rail.

4. OUTWARD-PROJECTING U.S. OR NC FLAG (EXTERIOR TRIM HOLDER)



Outward-projecting U.S. or NC flag (max. 3' x 5') mounted to exterior trim on the patio/balcony as shown.

Full-size U.S. or NC flags only. Max. 3' x 5' when outward-projecting.

NOT ALLOWED – FULL-SIZE FLAGS (ANY SIZE)

No flags of any size may be attached to the building, railings, columns, or fences.



HUNG, DRAPED, OR SUSPENDED ACROSS THE BALCONY OPENING OR RAILING.
(Looks like a shade or scenery)



HUNG FROM THE BALCONY CEILING OR EXTERIOR STRUCTURE.
(Functions as a shade or enclosing)



HUNG, DRAPED, OR SUSPENDED ACROSS THE BALCONY OPENING OR RAILING.
(Looks like a shade or scenery)



OUTWARD-PROJECTING FLAG (OTHER THAN U.S. OR NC) MOUNTED TO THE EXTERIOR TRIM.



FLAG ATTACHED DIRECTLY TO AN INTERIOR PATIO/ BALCONY WALL.

NOT ALLOWED – NO FLAG MAY BE ATTACHED DIRECTLY TO THE BUILDING.

ALLOWED – GROUND FLOOR ONLY: GARDEN-SIZE FLAGS IN MULCH OR FREESTANDING HOLDERS

Ground floor residents may display small garden-size flags (approximately 12" x 18") on a freestanding holder or garden stake in the mulch immediately adjacent to the Unit. May include other designs such as ECU, seasonal, or decorative. **No garden flags may be attached to the building, railings, or fences. or fences.**



Small garden-size flag on a garden stake in mulch near the Unit.



Small flag on a freestanding holder placed at the side of the front door.



Small flag on a freestanding holder placed near the front entrance.

EXAMPLE OF ALLOWED GARDEN-SIZE FLAG



KEY POINTS

- ✓ **Full-size flags:** U.S. or NC only using approved methods.
- ✓ **Other designs:** Only garden-size (approx. 12" x 18") on a freestanding holder or stake in mulch on the ground floor.
- ✓ **No flags** of any size may be attached to the building, railings, columns, or fences.

All flags must be maintained in good condition and in accordance with these Rules and Regulations.