

# AMW

Association Management of Wilmington

## Cornerstone Condominiums

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RULES AND REGULATIONS

Cornerstone Homeowners Association  
Century 21 Sweyer/ CAMS  
1630 Military Cut Off  
Suite 108  
Wilmington, NC 28403

Rules and Regulations  
Revised  
June 2004

1. No unit may be used for anything other than single-family residential purposes.
2. Any common sidewalks, driveways, entrances or passageways shall not be obstructed or used by any unit owner for any purpose other than ingress to and egress from the units.
3. Except as to the areas termed limited common areas, no article or personal property shall be placed on or in any of the general common areas, except for those articles of personal property which are the common property of all unit owners. No furniture shall be permitted on the front porch. Porch furniture shall be permitted on the rear deck of each unit. GRILLS ARE NOT ALLOWED (UNLESS ELECTRIC). (NC FIRE CODE).
4. Unit owners, members of the families, their guests, residents, tenants and/or lessees, shall not use sidewalks, driveways, entrances or passageways as play areas.
5. Vehicles belonging to or being under control of a unit owner or member of the family of guest, tenant, lessee or employee of a unit owner shall be parked only in designated areas. Inoperable vehicles or vehicles without current registration, insurance, or license plates are strictly prohibited the premises. Any violation of section 5 of these rules and regulations will result in a warning for the first offense and towing, at the owners expense, for any additional offenses.
6. No owner, resident, or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or drainage lines be installed on the exterior of the units.
7. No work of any kind shall be done upon the exterior of the building or upon the general or limited common areas by any unit owner, except as may be expressly authorized by the Association.
8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such a manner as may disturb or tend to disturb owners, tenants, or occupants or other units. This also includes noises and disturbances made by "barking" and other noises of animals on the property. The New Hanover County noise ordinance must be observed. "Article III, Section 11-54, Section 11-55, Section 11-56, and Section 11-58.
9. No clotheslines or clothes drying apparatus may be erected or constructed or put up on common areas or limited common areas.

10. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any common area or other storage area.
11. No unit owner or occupant may store any materials which would be in violation of any city, country, or state, or local ordinance relative to fire, to building codes, or to toxic, flammable or dangerous chemicals on common area or limited common area.
12. Any damage to the general common areas or common personal property caused by a unit owner, member of their families, or their guests, tenants or employees, shall be repaired at the expense of the unit owner.
13. No owner or resident shall permit any sign, lettering, or advertisement to be exhibited, displayed, inscribed, painted, or attached in any manner to any part of the building, lot, common area, or property of the Association without written consent of the Association. "FOR SALE" or "FOR LEASE" signs are strictly prohibited.
14. Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for storage of boats, trailers, campers, motor homes, or similar type vehicles, non-operational vehicles, repairing of vehicles, or for any purpose whatsoever other than parking facility. Parking spaces are restricted to passenger cars, passenger vans, and pick-up trucks not exceeding  $\frac{3}{4}$  ton capacity.
15. No animals, livestock, or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that of dogs, cats, or other household pets may be kept or maintained, provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at all times properly leashed and personally escorted. Pet owners are at all times responsible for cleaning up pet feces. Pets shall not be permitted to be tied to any decks or common areas.
- 16. After on (1) warning, pet violations may result in a one hundred and fifty dollar (\$150.00) per occurrence fine. The Board may choose to expel any pet from Cornerstone after the third (3<sup>rd</sup>) violation. If a resident has received written notice to remove the pet from the community, the resident has thirty (30) days to appeal the Boards decision. Request to appeal the decision to the Board must be in writing and mailed to Century 21 Sweyer? CAMS at 1630 Military Cut Off Suite 108, Wilmington, NC 28403.**
17. All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white, or non-frost lights or bulbs.
18. Trash and garbage is to be placed in plastic bags with tops closed and secured. Garbage is then to be deposited in bulk containers for that purpose located in the common area. At no time is trash to be accumulated or stored on decks, front porches or in the common area. Residents moving must break down boxes. If the dumpsters will not handle the boxes, it is the resident's responsibility to haul them away.
19. Drivers are to drive to drive cautiously in common area and obey posted speed signs.
- 20. Gas or charcoal grills are not to be used or stored at any unit or on any limited common area or any common area at Cornerstone Condominiums. There will be an automatic \$150 for violation of this regulation.**

21. Any violation of rules by owners, their guests or tenants, the OWNERS shall be subject to the following:

1<sup>st</sup> Offense- Warning

2<sup>nd</sup> Offense- \$150.00 Fine (each occurrence)

**Revision and Clarification to Rules and Regulations adopted by the Board Feb. 24, 2007.**

22. The pet policy is further clarified to prohibit the housing of pets of any kind by tenants in rental units. Property owners may own pets with the size limited to 25 pounds per animal.