



**PINE MOUNTAIN
PROPERTY OWNERS ASSOCIATION, INC.**
2885 Pine Mountain Drive
Connelly Springs, NC 28612
Phone/Fax 828-437-4894

GENERAL GUIDELINES

For Residents and Property Owners of Pine Mountain

Pine Mountain is chartered to operate as a non-profit Corporation chartered by the State of North Carolina and bound by the Articles of Incorporation, the filed Covenants and Restrictions and By-Laws.

An elected Board of Directors and the appropriate Committee Chairpersons who in turn report to the elected Board for decision-making purposes control Pine Mountain Property Owner's Association. A Manager is available for day-to-day management activities of the Association.

A copy of the Covenants and Restrictions and By-Laws are available for perusing at the Association office during normal business hours.

The following is a partial list of rules and regulations governing the use of the common properties and personal conduct of Members, their guests and invitees (Article IX, Section 1(d) of the By-Laws).

In no way do these General Guidelines restrict or lessen the importance of The Association Covenants and Restrictions and By-Laws. Rather, those documents govern all aspects of the rights and privileges of Members, guests, and invitees who, at all times, are expected to adhere strictly to them.

1. Members, their guests and invitees shall maintain an acceptable and reasonable public decorum at all times, and shall observe reasonable standards of behavior while in residence, or while using any of the facilities of the Association.
2. Members shall be responsible for the behavior and decorum of their guests and invitees, and shall indemnify the Association for any and all damages that may occur as a result of their activities.
3. A reasonable standard of wearing apparel shall be adhered to at all times. Shirts and shoes are required in any of the public areas.
4. Littering is prohibited. Please keep your property, all streets, and other common properties free from unsightly litter.
5. Hunting is prohibited within the property limits of Pine Mountain Estates. Such activity is to be reported to Association Manager, and proper authorities shall be notified.
6. Open fires are prohibited within the property limits of Pine Mountain Estates. Any observance of an open/uncovered fire of any kind should be reported to the Association Manager.
7. When expecting guests, deliveries, or workers, Members may obtain the daily gate code by calling the Association office during normal business hours.
8. Pets must be licensed, immunized, and contained within the owner's property bounds and under control of the owner and/or possessor of the animal at all times, with strict adherence to state and county statutes and ordinances. Property owners may walk their pets with a leash on POA property in such a manner that it not annoy or disturb rights and privileges common to the public or enjoyment of private property.

8-1.. A fenced dog lot/run may be built on owner's property if approved by Pine Mountain Property Owners Association Board of Directors.

- a. Fencing must be deemed strong enough to keep dogs inside.
- b. Dog lot/run must not be visible from the street unless the POA Board deems impossible to build at the rear of the property and approves otherwise.
- c. POA Board has 45 days from date of application to approve/deny application.

8-2. Failure to adhere to these guidelines may result in fines levied on owner's property.

- a. Property owner will be notified in writing warning they are in violation.
- b. If no response from property owner within 10 days, property owner will receive official notifications of a \$5 per day fine for the first 30 days from date of notice.
- c. Failure to contact Board or rectify the violation within this 30 day period will result in fines increased to \$10 per day of continued violation.

8-3. Once fines are imposed, property owners has right to appeal to POA Board of Directors for relief to correct violations.

8-4. If property owner disagrees with POA Board decision, they may file appeal with the Adjudicatory Committee appointed by the POA Board.

8-5. If after appealing to the Adjudicatory Committee, the property owner is dissatisfied with the ruling, they make seek relief in the North Carolina Court System.

9. Trash or discarded consumer goods are not allowed to collect around your property. All trash to be taken to the dumpsters must be kept out of sight of the road.
10. The parking of junked, disabled, or unregistered vehicles shall not be permitted upon any lot or upon the roadway in front of any lot. No discarded tires, automobile parts or other discarded material, waste or rubbish shall be permitted to remain on any lot.
11. All residences must have appropriately maintained driveways covered with concrete, asphalt or gravel. During any construction process driveways must be adequately graveled.
12. Uninsured and unlicensed motorized vehicles to include motorized off road vehicles, trail bikes, ATV's, three wheelers or four wheelers are prohibited on POA streets or greenways. Furthermore, unlicensed operators are strictly prohibited.
13. Each improved lot shall at all times be maintained in good and clean condition. Additionally, property owners are responsible for maintaining their landscaping even when away for an extended period of time. If any lot or any improvement thereon is not so maintained, the Association may maintain, restore and repair the same, the cost of which shall be added to and become a part of the annual charge to which such lot is subject. The Association shall not be liable for any damage that may result from any maintenance, restoration or repair work performed hereunder.
14. NO removal of any growth on the Commons Areas of Greenways without written permission from the Board of Directors.
15. The use of water by residents served by the central water distribution system of Pine Mountain is generally unregulated. However, in times of water scarcity, and/or upon declaration of a water emergency by the Board of Directors of the Association, all Members, their guests, and invitees shall observe strict conservation practices. Flagrant violation of this rule shall, upon written notice to the offender, be sufficient reason to limit the delivery of water to such offender.
16. Any individual, or any legal entity that holds title to property in Pine Mountain Estates and is not current in the payment of dues, shall automatically have all rights and privileges of membership suspended, including the right to vote. Payment of all monies owed will automatically reinstate membership.
17. It is a violation of Pine Mountain Rules and Regulations for a registered sex offender to come upon, stay, reside, or visit within the Pine Mountain Property Owner Resort at any time.

18. Property owners of two contiguous lots who wish to submit a request to the PMPOA Board of Directors to legally "COMBINE" them into one tract (lot) for the purpose of "DUES REDUCTION" may do so ONLY IF ONE OF THE LOTS HAS AN EXISTING RESIDENCE. Furthermore, the property owner MUST PROVIDE COMPLETE DOCUMENTATION to the Board that all of the legal requirements as well as those of the PMPOA have been satisfied prior to the PMPOA Board granting approval of the request of "DUES REDUCTION". The Board shall treat each request on a "CASE-BY-CASE BASIS" at one of its regular monthly meeting.
19. Such other rules and regulations as determined necessary by the Board of Directors of the Association at a regularly scheduled meeting.

Approved by the PMPOA Board of Directors on July 8, 2013

Harry J. Brogden
Harry Brogden, President

7.8.13
Date

Updates Approved by the PMPOA Board of Directors on March 10, 2014

Harry J. Brogden
Harry Brogden, President

3.10.14
Date