

**JASMINE COVE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

THE MEMBERS OF THE JASMINE COVE HOMEOWNERS ASSOCIATION WELCOME YOU TO THE COMMUNITY. WE TAKE GREAT PRIDE IN OUR COMMUNITY AND FEEL SURE THAT YOU WILL DO THE SAME. IN ORDER TO KEEP THE COMMUNITY OPERATING AND LOOKING ITS BEST, THE BOARD OF DIRECTORS ASKS THAT YOU FOLLOW THE RULES AND REGULATIONS LISTED BELOW. IF YOU HAVE ANY COMMENTS OR ARE UNSURE OF A RULE, PLEASE CALL OUR MANAGEMENT COMPANY, NETWORK REAL ESTATE, AT (910) 798-3206.

RESIDENTIAL PURPOSES. All units shall be used for residential purposes only.

EXTERIOR CHANGES. Any exterior change to the unit must be submitted as a written request with changes to the architectural plans to the Board of Directors for approval.

SIGNS. No Soliciting, political or religious or any such signs may be placed or displayed on any portion of the common areas, any lot, displayed from any fence and facilities. The only signs permitted are "For Sale" and "For Rent" signs approved by the Board of Directors. Approval must be given as to height, size and location before the sign may be displayed.

LOT MAINTENANCE. It shall be the duty of each homeowner to keep his property in a neat and tidy condition, well maintained, with no unsightly debris or litter or the like in view. No homeowner shall place on his lot, any kind of statue, sculpture, "object d'art", yard decoration, artificial wildlife, or any other similar type of object. No large toys, bicycles or parts of vehicles allowed in yards.

NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

VEHICLES. No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. The Association shall have the right to have all such vehicles towed at the owner's expense. Nor resident may repair any vehicles, boat motors, motorcycles or any type of motor on or in any common areas including driveway and roads (flat tires, etc.)

PARKING. No vehicles are allowed to park on any grassed or landscaped areas (NO EXCEPTIONS). The Association shall have the right to have all such vehicles towed at the owner's expenses. Please have your guests park in your driveway or in the visitors parking in the subdivision. If necessary, guests may park along the street off of the grassed and landscaped areas. Extended overnight parking should be in your driveway or in visitors parking, not along the street.

OUTSIDE FURNITURE. No charcoal grills, cleaning or gardening equipment or tools shall be permitted in the common areas to the rear of each unit. Lawn furniture may be placed on the patio at the rear of each unit but may not be placed on the grass or landscaped areas.

RECREATIONAL VEHICLES. No boat, motor boat, camper, trailer, motor or mobile homes or similar type vehicles shall be permitted to remain on any lot or in parking spaces at any time, unless approved by Board of Directors. (request must be put in writing and submitted to management company).

BIRD FEEDERS. No bird feeder of any kind shall be placed on any lot or common area, due to pest control problems.

ANIMALS. Dogs, cats or other household pets may be kept and maintained provided that they are not kept and maintained for commercial purposes. No more than four (4) household pets will be permitted on any lot. Pets are not allowed to run free and must be properly leashed and escorted at all times when they are outside. It is the pet owner's responsibility to remove any pet debris left by their pet upon any of the

lots or common areas within the subdivision. Any costs incurred by the other lot owners or the Association as hereinafter set out, for the removal of pet debris left by the pet of a lot owner upon any lot or upon any part of the common areas shall be a charge against the pet owner's lot and shall be assessed against that individual lot owner as a special assessment.

WINDOW COVERINGS. To insure consistency and attractiveness within the Subdivision, white mini-blinds must be installed in all of the windows of all homes within ten (10) days of occupancy, such that the total view of all windows from the outside of the house is white mini-blinds. Window treatments inside of the house and not visible from the outside of the house or unit are in the discretion of the homeowner.

CLOTHESLINES. The outdoor drying or airing of clothes and the erection of outdoor clotheslines or similar devices on any lot in the subdivision shall be subject to the approval of the Board of Directors and then only when thoroughly concealed or screened from public view within a fenced area.

FUEL TANKS AND STORAGE RECEPTACLES. No fuel tanks or similar storage receptacles located on any lot may be exposed to public view. Any such receptacles must be installed only within a fenced area adjacent to the house or unit within the subdivision.

YARD SALES. Yard or garage sales are strictly prohibited. A \$25.00 fine will be imposed immediately to unit owner where sale is held.

ANY VIOLATION OF RULES BY OWNERS, THEIR GUEST OR TENANTS, THE OWNERS SHALL BE SUBJECT TO THE FOLLOWING FINES.

1ST OFFENSE – WARNING

2ND OFFENSE - \$50 FINE

3RD OFFENSE - \$100 FINE

AND FOR EACH OFFENSE THEREAFTER - \$150 FINE DAILY.

Revised as of October 15, 2004