



BRITISH WOODS CONDOMINIUMS

Rules & Regulations

- Commercial business is prohibited other than the renting or leasing of residential units.
- Occupancy is limited to a maximum of two persons per bedroom. Exceptions are allowed by legal regulations only.
- There shall be no obstruction of the common areas and facilities. Nothing shall be stored in the common areas and facilities without prior written permission of British Woods Board of Directors.
- Nothing shall be done or kept in any unit or in the general or limited common areas and facilities which shall increase the rate of insurance on the general or limited common areas and facilities without prior written consent. No owner shall permit anything to be done or kept in their unit or in the general or limited common areas and facilities which will result in the cancellation of insurance of any unit or which would be in the violation of any law. No waste will be committed of the general common areas and facilities or limited common areas and facilities.
- Signs of any kind are prohibited from public view or from any unit or from the general or limited common areas and facilities without prior specific written consent of the Board of Directors.
- Only dogs, cats or other household pets may be kept in units and are limited to up to two per unit, 40 lbs. adult weight. In accordance with local regulations, pets must be on leash whenever out of doors and pet waste must be properly cleaned up and disposed of immediately in an appropriate garbage container. Pets must not be disturbances and must be walked away from buildings.
- Noxious, dangerous or offensive activities in any unit or in the general or limited common areas and facilities are prohibited. Nothing may be done in any of these areas which may be or become an annoyance or nuisance to other owners/residents.
- Nothing shall be altered or constructed in or removed from the general or limited common areas and facilities except with prior written permission of British Woods Board of Directors.
- One parking space is reserved for each unit. British Woods authorizes the unit owners and/or any leased residents to enforce the reserved parking when there are violations.
- All vehicles parked on the British Woods premises must be personal passenger vehicles, must have a current license tag, be immediately operable and must be properly parked within a single parking space. Violations are subject to removal from the premises with no prior notice. Boats, trailers, RVs, etc., are prohibited from the premises. Vehicle repairs other than changing flat tires or changing batteries are prohibited anywhere on British Woods grounds.
- In accordance with NC State law, use of grills and storage of hot grills are prohibited within 10 feet of any flammable materials.
- Garbage, when brought out of doors, must be disposed of immediately in the large garbage containers provided by British Woods. Garbage includes but is not limited to household waste and cigarette butts.
- Breezeways, stairway railings and all other railings and fencing must be kept free of personal items.

- Window treatments as visible from the exterior are required to be white or beige in color and must be in good condition. White blinds are encouraged.
- Personal belongings must be kept inside the units. Some items specifically intended for outdoor use may be placed in the patio and balcony areas (limited common areas), must be neatly arranged and must be kept clean. Examples are chairs and a table.
- Units are required to be maintained in good condition, including all plumbing and HVAC systems. Central HVAC systems are required; window fans or air conditioners are prohibited.
- Owners who rent their units are responsible for the actions of the tenants and of the tenants' guests. Owners have the responsibility of enforcing rules with their tenants and are subject to fines for violations.
- Soliciting for any purposes on the property is prohibited.
- All mechanical, plumbing and electrical alterations are subject to written pre-approval by the British Woods Board of Directors, must be performed per current building codes, must have proof of the passing of City inspections, and must be performed through an insured and properly licensed outside source.
- Each owner is recommended to maintain a minimum of \$300,000 of liability insurance per unit.

Violation of the British Woods Declaration and/ or of these rules will result in fines of up to \$100 per day and/or the cost of correction and/or the cost of legal action, all of which will be billed back to the unit owner.