

Salem Square Owners Association, Inc.

3818 Country Club Road

Winston-Salem, NC 27104

(336) 727-8600

Community Rules & Regulations

The following rules and regulations are set forth by the Board of Directors in accordance with the Declaration of Condominium and By-Laws of Salem Square. Questions concerning these rules and regulations should be stated in writing, addressed to the Board of Directors, and mailed to Salem Square.

Violation of the Following Rules -- Subject to Fines of up to \$100 per Day per Violation Plus the Cost of Discarding of Personal Items of Violation*

- Sidewalks, fences, railings, and stairways are to be kept clean and free of personal items.
- Each condominium is allowed some personal items within its limited common area. These items are required to be made specifically for outdoor use. No indoor furniture or other items may be kept outdoors.
- Toys and other personal items are to be kept in the condominium unless in immediate use.
- Bicycles are to be stored in a complex-provided bicycle rack or in the condominium. Bicycle riding on sidewalks is prohibited.
- Absolutely no gas containers or gas-powered equipment of any kind are allowed in the common areas or limited common areas of the complex other than the parking lots.
- Garbage and trash are to be placed immediately in the containers provided when brought outside the condominium door. Recycle bins must be kept in the condominium unit but may be placed at the Country Club Road curbside the day of collection.
- Parking lots are for private transportation vehicles, only, that have valid license tags and that are operable. Transportation vehicles must be parked in the spaces provided in the paved parking areas and are not to be parked or driven on the grass for any purpose or length of time. Property hauling vehicles, campers, boats, trailers and commercial vehicles (defined as 1.5 ton or larger) are prohibited from parking at Salem Square. Parking is also limited to vehicles belonging to residents of Salem Square.
- Major repairs to vehicles must be made at a location other than the Salem Square property.
- Owners are responsible for the plant growth within the fenced in areas (limited common areas) of the downstairs units and the planter boxes of the upstairs units. These areas are to be kept free of weeds and plant overgrowth. Planter boxes must be lined with plastic prior to the installation of any soil or plants.

Violation of the Following Rules and Regulations -- Subject to Fines of up to \$100 per Day per Violation Plus Legal Action with the Costs of Such Action Charged to the Responsible Owner*

- Occupancy is limited to one family per unit and a maximum of two persons per bedroom (two persons in one-bedroom units and four persons in two-bedroom units.) Exceptions allowed by City code only.
- Window treatments within condominiums are limited to horizontal blinds, vertical blinds, drapes and shutters and must be maintained in good condition. Items such as cardboard, flags, insulation materials, bed sheets, etc., are prohibited. Clear plastic may be installed within the condominium and must not be visible from outside the condominium.

- Owners who rent their condominiums are responsible for the actions of their tenants and their tenants' guests. Owners have the responsibility of enforcing rules with their tenants and are subject to the penalties for violation of the rules.
- Owners and their guests are prohibited from improper, offensive or unlawful use of any unit or of the common areas, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the unit shall be observed. Residents and their guests are prohibited from anything which will interfere with the rights of the occupants of Salem Square and which will annoy other occupants by unreasonable noises or will interfere with the peaceful possession and proper use of any other condominium unit or common area.
- Owners are responsible for the appropriate upkeep of their unit. (Tenants should contact their landlord, or landlord's agent, promptly when repairs are necessary.) Also owners are responsible for any repairs caused by the negligent use of the residents. This includes repairs to other units due to a resident's misuse.
- Animals shall be tame and domesticated household pets, not to exceed an adult weight of 35 lbs. and limited to one such pet per unit. Reptiles and exotic animals are prohibited. Pets shall be kept on leash and in the supervision of a responsible person when not inside the condominium unit. Pets are to be walked in the designated pet-walking areas and all pet droppings are to be promptly removed from the grounds and properly disposed of. Feeding and watering of pets must take place within the condominium unit.
- Soliciting for any purposes on the property is prohibited. Signs of any nature are prohibited.
- NC State law prohibits use of grills or storage of hot grills and propane tanks within 10 feet of any flammable materials.
- Physical alterations of limited common areas (such as adding decks or paving fenced-in limited common areas) are subject to the pre-approval by the Salem Square Board of Directors.
- All mechanical, plumbing and electrical alterations are subject to pre-approval by the Salem Square 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 must maintain \$300,000 of liability insurance per condominium unit.
- Each owner and resident are subject to the pool rules, set forth in a separate document.
- The following are prohibited:
 - o Flagpoles other than those properly displaying the American flag
 - o Antennas
 - Satellite dishes unless installed strictly on the condominium limited common area with no penetrations or wiring of or on common area
 - Bird, squirrel and other wildlife feeders and houses
 - Window air conditioners and fans.

*Neither Salem Square Owners Association, Inc., nor property manager Quarters Real Estate Services, LLC is subject to liability for the enforcement of these rules.

12/2021