

THE GABLES OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS (Updated 12/4/10)

The rules and regulations hereinafter enumerated shall be deemed in effect unless or until amended by the Gables Owners Association, Inc., (hereinafter referred to as Association) and shall apply to and be binding upon all owners. The owners shall obey at all times said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. The rules and regulations are as follows:

1. The personal property of all owners shall be stored within their houses at all times. Each Unit owner shall maintain in a neat, presentable and sanitary fashion all limited common areas under his control or designated for his use.
2. No garbage cans, household supplies, water bottles or other articles shall be placed on the patios or porches of the houses, and no linens, clothes, clothing, curtain, rugs, mops, or laundry of any kind or other articles shall be shaken or hung from any of the windows, doors, patios or porches of the houses.
3. No owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees or subcontractors of the Association.
4. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any house except as required for normal household use.
5. Payments of fees shall be made at the office of the Association in care of the managing agent or as otherwise instructed. Payments made in the form of checks shall be made to the Association. Fees are due and payable as of the first (1st) day of each month or as determined by the Association.
6. No house shall be occupied by more than six (6) people at any one time.
7. Domestic pets are permitted in the unit so long as they do not create noise or other disturbances to other owners. No breeding, grooming, veterinary, or other business uses related to such pets are permitted.
8. No fences or other structures may be built or constructed on the common areas except as may from time to time be constructed by the Homeowners Association.
9. No clotheslines shall be erected or installed.
10. Window treatments (blinds, curtains, draperies, etc.) which are visible outside of a unit must be of a solid neutral color such as white or beige.
11. A dumpster is provided within the development to dispose of trash and garbage. No trash cans or other receptacles for trash or garbage are permitted on the exterior of any unit.

12. Parking is permitted only upon the paved parking area of each unit. Parking in the yards, right of ways or streets is not permitted.
13. Separate rules and regulations will be posted by the Homeowners Association regulating the use of the pool and/or other amenities, if any.
14. All landscaping, planting, and exterior vegetation shall be installed by the Homeowners Association only.
15. Complaints regarding the management shall be made in writing to the managing agent or to the Board of Directors of the Homeowners Association.
16. All owners shall adhere to and obey all state and federal laws and regulations with respect to all local rules, regulations, and ordinances of the county of Dare and the Town of Kitty Hawk.
17. The Association reserves the right to make additional rules and regulations as may be required from time to time with the consent of the majority of the Association members.

*All of the above were developed and approved by the developer of
The Gables Owners Association, July 2003*

18. Hot tubs are not permitted on the exterior of the units. *Adopted June 5, 2004 Board Meeting*
19. The Architectural Review Committee must approve satellite dishes, antennas, etc. prior to installation. If there is any damage to a building due to a satellite dish, antenna, etc. the owner will be responsible for repairs. *Adopted June 5, 2004 Board Meeting*
20. Owners may install a storm door at their own expense. Anderson full glass storm doors are acceptable. Three models are available at Home Depot. *Adopted September 11, 2004 Board Meeting.*
21. An owner may install an awning on the patio area. Awnings are required to be the same color as the outside of the building (taupe, green or beige as on the fasciae, siding, door and trim), and can be solid color or vertical striped. Striped awnings are limited to no more than two colors of stripes. They must have either a straight or scalloped edge, and fringed edge is not acceptable. Awnings must be retractable and extend no more than twelve (12) inches from edge of concrete footpad. If there is any damage to a building from the awning, the owner will be responsible for repairs. *Adopted December 11, 2004 Board Meeting*
22. For Sale, For Rent and any other type of signage must be placed only on the inside of the window of the units. Signs must be smaller than the window itself. *Adopted December 11, 2004 Board Meeting*
23. Grill pad additions may be permitted if owner complies with the following guidelines and receives approval from the Board of Directors prior to installation. Owners are reminded

that this grill pad addition may not comply with Town of Kitty Hawk codes and if Town staff request removal, the cost of removal will be paid by the owner and the owner must also pay to restore the area to original condition. *Adopted March 14, 2009 Board Meeting and revised December 4, 2010 Board Meeting*

- a. All designs and materials must be submitted for board approval.
 - b. The grill pad design must compliment the current landscaping plan.
 - c. The location for the grill pad is between the patio slab and the enclosure for the propane tank.
 - d. The grill pad can not extend beyond the end of the patio slab (from the house extending into the yard)
 - e. ~~The grill pad can not extend away from the slab (to the right or left of the original slab) more than 3 feet.~~ The grill pad can extend to the end of the building, and must not exceed a maximum of 6 feet in this one direction.
 - f. If sprinkler head relocation is necessary, the Gables irrigation contractor must be contacted and the relocation verified to be acceptable with the current irrigation plan for the Gables.
 - g. All sprinkler head relocation costs, or any other related costs, are the sole responsibility of the requesting homeowner.
 - h. To insure that the grill pads are uniform throughout the Gables, the 12" X 12" gray patio pavers that are available from Home Depot are the closest matching color to the original patio slab and are the approved material.
24. To further clarify #1 and #2 above, no storage boxes are allowed outside of the unit. *Adopted December 4, 2010 Board Meeting*
25. Owners must either remove or secure any items left outside when they are not occupying the home (i.e., patio furniture, grills, potted plants, etc.). The owner is responsible for the cost of damage to any unit or to the common areas from items left outside. *Adopted December 4, 2010 Board Meeting*
26. To further clarify #12 above, short-term temporary overflow parking is available at the pool. *Adopted December 4, 2010 Board Meeting*
27. Owners are responsible for keeping pets under their control at all times, and must clean up all pet waste. *Adopted December 4, 2010 Board Meeting*