

These are simplifications of some of the Declarations/Covenants of the Association and are not all inclusive. The purpose of the Declarations/Covenants and these rules are to protect property values.

1. Parking - All vehicles should be parked in designated driveways and garages ONLY. Motorized Vehicles of ANY KIND (this includes golf carts, tractors, go-carts, motorcycles, ATV'S, four-wheelers, etc.) are prohibited from parking on lawns, or any common area without prior permission. No parking behind fences. Overflow parking is along Lido Dr. on our side of the street.

2. Parking in Roadway - Street parking should always be avoided, ALL DAY and/or ALL NIGHT STREET PARKING IS PROHIBITED. ANY VEHICLE IN VIOLATION IS SUBJECT TO TOWING WITHOUT WARNING.

3. Vehicles - No inoperable vehicle or any vehicle on which current registration & current state inspection permits are not displayed will be permitted in Chesney Place. The association has the right to tow all such vehicles at owners' expense.

4. Recreational & Commercial Vehicles - No commercial trucks or vans, trailers, campers, recreational vehicles, motor homes, boats, motorboat, personal watercraft, or ANY OTHER OVERSIZED VEHICLE OF ANY TYPE may be parked in driveways, common areas, or roadways/street.

A "commercial vehicle" is defined as a vehicle which falls under any of these categories (excluding State and Local Law Enforcement Vehicles):

- a. regardless of capacity, displays advertising letters, company logos, signage, slogans or whose primary use is as a company work vehicles;
- b. is licensed as a "for hire" vehicles;
- c. includes license plates registered as weighted or commercial;
- d. has visible commercial equipment attached to the exterior of the vehicle or visible in the vehicle (including, but not limited to ladders, pipes, tanks, etc.)

5. Vehicle Repairs - No vehicle repairs may be made in driveways, roadways/streets, or other common areas. No vehicle may be painted in any garage, this does not prevent a vehicle from being washed or polished on the driveway of any home.

6. Traffic Laws - All residents are expected to obey local, county and state traffic laws (especially speeding) while operating any motorized vehicle in Chesney Place. Be mindful of pedestrians, children at play, any pets and use caution while driving through the neighborhood.

7. Trash - No burning of trash, no accumulation of trash, and no storage of litter, refuse, bulk materials, building material or debris of any kind shall be permitted on any lot or in any common area.

8. Trash Containers - Except on days of trash collection, no trash container are permitted to be in public view. Containers are to be kept behind fences or in garages.

9. Lot Uses - No lot within Chesney Place shall ever be publicly be used (e.g. storefront) for business, manufacturing, commercial, or professional purposes. No signs of any character (commercial or non-residential use) shall be erected, posted or displayed in a location that is visible from the common elements or any other lot without the prior written approval of the Covenants (Rules) Committee. All lots should be used for residential purposes only.

10. Driveways Stains - Any major oil stains or similar major spills on driveways or other roadways shall be immediately cleaned up or removed by the homeowner responsible for such stain or spill. If not done by the homeowner, the Association will do this work and assess the responsible homeowner.

11. Animal - Household pets such as dogs and cats may be kept, providing they are not kept, bred or maintained for commercial purposes. All such animals must be tagged for identification as required by New Hanover County Law. Pets must always be on a leash or under the control of their owners in accordance with the ordinances of New Hanover County. Pet owners are responsible for cleaning up after their pets and disposing of pet waste in proper trash containers. CLEANING UP AFTER PETS INCLUDES THE AREAS BEHIND FENCES as non-compliance may constitute a health hazard.

12. Maintenance of Lots - It shall be the responsibility of each homeowner or occupant to keep his/her property (outside or **inside** (backyards) of fenced area) in a neat and tidy condition, with no unsightly debris or litter visible from the common elements or any other lot. The storage of household items in front of fences is not permitted. This includes bicycles, barbecue grills, or other items that would routinely be stored in backyard or in garages. No throwing yard debris behind fences.

13. Maintenance of Homes - It shall be the responsibility of each homeowner or occupant to keep his/her home in good repair. any necessary repair that is visible (some examples: siding, roofs, soffit & fascia, shutters, garages doors, windows, etc.) from the common elements or any other lot that is not addressed by the homeowner, after written warning, shall be repaired by the association at the owner's expense.

14. Nuisances - Any unreasonably loud noise, odor, activity, behavior, or practice that causes annoyance, discomfort or disturbance to any person lawfully present in any portion of Chesney Place is strictly prohibited.

15. Garage/Yard Sales - The sale of used personal property is not permitted on any lot more than twice per calendar year.

16. Rental Properties - Homeowners must furnish to the Management Company the names, telephone numbers, etc., of tenants and give said tenants a copy of these Rules and Regulations. All occupants of homes in Chesney Place whether they be owners or tenants are bound by these rules and regulations as well as the Declarations/Covenants.

17. Home Alterations/Fences/Sheds, Temporary Storage Units - Any and all plans for home alterations, (including but not limited to decks, deck roofs, screen porches, swimming pools, landscaping, etc.) must be presented and approved in writing by the Executive Board before construction can begin. No shed, building, or temporary storage unit of ANY TYPE may be erected or placed on any property without prior written approval of the Executive Board.

FAILURE TO ABIDE OR COMPLY WITH THE ABOVE ITEMS WILL RESULT IN ACTION AND FINES BY THE HOMEOWNERS ASSOCIATION.

CONSEQUENCES OF NON-COMPLIANCE

1. First Violation - Verbal Warning;
2. Second Violation - Written Warning;
3. Third Violation - \$25 fine paid to Chesney Place HOA;
4. Fourth Violation - \$50 fine paid to Chesney Place HOA; and
5. Fifth Violations - \$100 fine every month the violation is not corrected.

The Chesney Place Executive Board has the right to revise these Rules & Regulations as may be required from time to time in order to preserve the integrity of our community. Any revised Rules and Regulations shall be as binding as those previously adopted.