

# LION'S GATE HOMEOWNERS ASSOCIATION 2020 RULES AND REGULATIONS

## GENERAL RULES

Owners are responsible to see that family, tenants, and guests are made aware of all Association Rules and Regulations and to ensure that they abide by them. All units are to be used for residential purposes *only*. *Owners will be held financially responsible for violations.*

Financial penalties will be levied for failing to abide by the Rules & Regulations or Covenants, Conditions and Restrictions of Lions Gate. All fines will be assessed based on a January – December violation history. A warning letter will be sent for the first violation in a rule category (there are 21 different rule categories) such as an appearance, maintenance, noise, parking, storage, trash violation. If a violation in the same category occurs a second time, a hearing notice letter will be sent. The Board will hold a hearing and a \$100.00 fine may be levied against the offending homeowner. If a violation in the same category occurs after the hearing, the violation is subject to a \$100.00 fine without additional warning or hearing.

1. Loud noise including yelling, vulgarity, car radios, TV's, stereos, etc. is strictly prohibited. Residents are encouraged to contact the Wilmington Police Department at 343-3600 if such nuisance occurs between the hours of 11:00 P.M. and 8:00 A.M. and to contact the Association Manager the next morning. No destructive, obnoxious, vulgar or offensive activity shall be allowed, nor shall anything be done which may become an annoyance or nuisance to the community. Fines of \$100.00 per occurrence may be imposed.
2. Pets (including cats) must not be left unattended outdoors. All pets must be on an attended leash. Barking dogs are considered a nuisance. It is recommended that the Animal Control be called at 798-7500 to alleviate the problem. Owners of pets **must** clean up their pet's waste. No pets are allowed in the pool area or in the tennis court area. Violators should be reported to the Association Manager. If subsequent violations occur, fines of \$100.00 per occurrence will be imposed. There is an automatic fine of \$100.00 for all pets off leash or if the owner does not pick up behind their dog at any time. Dog owners are encouraged to utilize the dog stations provided on the site. Damage to a dog station by an owner, tenant, or guest will be charged to the owner.

No more than 2 cats, dogs, or other household pets are allowed per unit.

**Effective June 1, 2012, no tenants are allowed to maintain pets on the property. Existing pets of current tenants with a lease executed before June 1, 2012, are grandfathered and exempt from this rule.**

3. Alterations to buildings (including satellite dishes, propane tanks, window boxes, screen/storm doors, windows, sliding doors, window fans or air conditioners, etc.) or common areas must have written permission from the Board of Directors. Unauthorized additions or alterations to the exterior of a unit without written approval of the Board will be required to be removed.

**No items are to be attached to the exterior of the buildings without prior approval of the Board of Directors.**

4. Holiday decorations may be displayed on the front area of a unit. All holiday decorations are to be removed within 15 days after the holiday.
5. Each unit shall be equipped with horizontal white or off-white mini-blinds, horizontal white or off-white 2 inch blinds, or horizontal white or off-white plantation shutters which shall remain permanent fixtures and shall remain with each unit when sold.

Any additional window treatments shall be located inside the blind. Any non-regulation, broken, or bent blinds shall be repaired or replaced by owner.

6. Upkeep and repair of screen/storm doors are responsibility of the owner and shall be kept in good condition: broken, bent or otherwise damaged window/patio screens may be repaired/replaced by the Association and the cost billed to the owner. Damaged or missing window screens are the responsibility of the owner.
7. The Association shall be responsible for repairs to the exterior of units only, excluding sliding doors, windows, screen doors, door handles, storm doors, light fixtures, faucets, screens, and enclosed sunroom additions which are the responsibility of the owner.

The Association is not responsible for repairs or damage resulting from attachments or installations to a unit, *i.e. satellite dish or enclosed rear deck, etc.* Any damage to the interior of such a modified unit is the responsibility of the Owner.

Any request for repair for which the Association may be liable must be presented in a timely manner to the Association Manager and approved by the Board of Directors.

8. All decks/balconies must be kept clean and free of debris, leaves, mildew, etc. Owners are required to arrange to have their decks pressure washed and sealed yearly and advise the Association Manager when completed.

**Rear decks can be finished in one of two ways: a clear natural sealer or the white stain that has been used for the front railings (Zinsser – available through Sherwin Williams). Everything on the deck can be stained white except for the deck floor and deck stairs. Remember – pressure washing and sealing your deck is the responsibility of each individual property owner.**

9. No towels, clothes, equipment, trash, furniture, chairs, bicycles, toys, flags, etc. are permitted on front balconies, front entrances, front sidewalks, or stored in common areas. No rugs, clothing, bathing suits, towels, etc. may be dried from the front of buildings or on back deck railings. Only an American Flag may be flown in front of the unit. Outdoor furniture, fireplace wood (neatly stacked), grills, decorative flags are allowed on back decks. Personal items, such as plants, bikes, surfboards, etc. shall be allowed to be stored on the back deck so long as they are kept in such a manner as to maintain the esthetics of Lions Gate. No items of any type are allowed to be hung over fences.

**Plants should not be placed on deer stands because of possible water intrusion issues to the exterior of the building.**

10. The Fire Marshall has ruled that no grills (gas or charcoal) may be used directly on the wood decks. They must be used on the ground at least 10 feet from the structure. No firewood is to be stored on the ground under the decks.
11. Garbage or other refuse must be bagged and placed inside the dumpsters. No garbage bags are permitted outside unit premises at any time. Litter (cans, bottles, trash, cigarette butts) on grounds from units will subject the owner to a violation and possible fine. No furniture or bulk items are to be placed in or around the dumpster.
12. "For Sale" or "For Rent" signs are not permitted in front of units or in windows. "Open House" signs will be permitted in front of unit and at front entrance to community only during the day and time of the open house and must be removed immediately thereafter.  
  
"For Sale" or "For Rent" signs may be posted on the bulletin board at the Clubhouse. Signs at the mail boxes are not permitted.
13. Security signs not exceeding 18" in size are allowed to be placed in front common areas. Only one sign is allowed per unit.
14. Vehicles without current tags will not be permitted on the premises. The HOA shall have the right to have all such vehicles towed at the owner's expense.
15. No temporary structures are permitted.
16. Dead plants and flowers must be removed from hanging baskets or planters.
17. The speed limit throughout the community is 12 mph and will be strictly enforced to ensure the safety of our residents and children.
18. All new owners and tenants shall complete a Lion's Gate Information Form and return same to the Association Manager's office or CEPCO immediately upon taking possession of their unit. It is recommended that renting of property should be no less than 1 year. **Pursuant to the HOA's Declaration, "A copy of all Rental Agreements shall be provided to the Association by the Owner or Leasing Agent."**
19. It is the responsibility of the owner to provide a copy of the Rules and Regulations to their tenants and make sure that they are read and understood by said tenant. Tenants are to communicate their concerns to their owner or rental agent. Tenants may not contact CEPCO directly.
20. All owners have been issued keys to the pool, tennis courts, and Lumina Station gates, keys are the same. Additional keys will be \$25.00 and can be obtained by contacting the Association Manager. Only owners may request additional keys. Owners must be in good standing before additional keys are issued. Owners are encouraged to have tenants turn in their pool keys when leaving the rental property in order to avoid having excessive keys out to the general public.

21. Owners who wish to address the Board with questions or concerns are welcome to do so at the Board's regular monthly meeting. However, in order to limit the length of Board meetings, owners wishing to address the Board must notify the Association Manager at least 1 week before the meeting so they may be placed on the meeting agenda. Failure to so notify the Association Manager will result in an owner not being heard.
22. Owners are encouraged to make sure that their tenants/rental agents are aware that they should report water leaks at any time to the owner so it may be reported promptly to the Association Manager. This will help keep the cost of repairs down. Leaks occurring after business hours should be called in to CEPCO's on-call service at 395-1500.
23. Skateboards are allowed only on roads and are not to be used on the Clubhouse decks or walkways, pool area or tennis courts.

### **PARKING RULES**

1. **Permissible Vehicles:** Vehicles that may be parked within the community include conventional passenger vehicles in good repair, which have current tags, and are in regular use. Vehicles not used on a regular basis are not allowed to be stored on the property unless prior arrangements have been made with the Association Manager. Each resident is permitted to park no more vehicles than can be accommodated by his own assigned parking spaces. Any third vehicle must be parked at the Clubhouse. Any vehicle double-parked, parked in a designated "*towing*" area, such as a fire lane, on the curb, grass, or any common areas will be towed at the owner's expense without notice. Motorcycles and scooters are permitted and must be parked in a designated space.

#### **Clubhouse parking is not to be used to store vehicles.**

Vehicles may be parked behind scooters or motorcycles in one space provided the vehicle does not extend beyond the white lines of the parking space.

2. **Prohibited Vehicles and/or Equipment:**
  - a. Commercial vehicles including but not limited to delivery trucks or vans, special use trailers or vehicles adapted to a business use (i.e., pickup truck that has been fitted with special racks to hold materials and tools), vehicles with "weighted" tags;
  - b. Buses;
  - c. Recreational vehicles (RV's);
  - d. Utility trailers;
  - e. Camper trailers;
  - f. Boat trailers;
  - g. Campers;
  - h. Boats;
  - i. Jet skis and the like recreational equipment;
  - j. Broken down or wrecked vehicles;
  - k. PODS or similar storage containers for more than 24 hours for loading/ unloading purposes only;
  - l. Dumpsters without prior approval of the Board of Directors.

3. Enforcement: The Association Manager shall notify the offending vehicle/equipment by placing an orange sticker on the vehicle to remove the aforementioned prohibited vehicle/equipment from the premises within 7 days. If the offending vehicle/equipment is not removed, such vehicle/equipment will be subject to towing at the vehicle owner's expense. Any owner who finds an unauthorized vehicle in their parking space should directly call the towing company to have the vehicle towed. Do not call the Association Manager. The authorized towing company is Earl's Wrecker Service 254-0220.
4. Moving Vans, Storage PODS and Service Vehicles: These vehicles shall not remain parked in the community for longer than a 24 hour period.
5. Guest Parking: If Visitor parking spaces are limited or unavailable, residents must provide room in their own assigned parking area so that guests are not required to park in other residents' spaces. Guest parking should only be temporary so that available parking is not overburdened. Residents who park in Visitor parking spaces on a regular basis will be subject to a violation notice. Guests are subject to the same penalties, including towing, if parking guidelines are violated. For the protection of guests, it is suggested that a notice be put in the window at the vehicle indicating which resident (unit #) is being visited in the event of an emergency (i.e., alarm going off, etc.)

### **TENNIS COURT RULES**

1. Tennis courts are available on a first come, first serve basis.
2. Playing time is limited to 1 hour for singles and 1 1/2 hours for doubles when others are waiting.
3. No skateboards, skates, scooters, bikes or similar items are allowed on tennis courts.
4. No glass or glass containers are allowed on tennis courts. Consumption of alcoholic beverages is not permitted on tennis courts.
5. Tennis shoes are required.
6. Guests using the tennis courts must be accompanied by an owner/tenant.
7. No pets allowed on tennis courts.
8. Please be sure to shut the gate when leaving the courts.

## **SWIMMING POOL RULES**

1. The pool and pool area will be opened after the Association has passed all required inspections and received the appropriate permits by County agencies. The pool will remain available for use until after Labor Day, weather permitting.
2. Pool hours are from 9 a.m. to sundown daily. For safety reasons, the pool may not be used after dark, as the pool is not lighted.
3. The use of the pool is for all residents in good standing and their guests. No private pool parties are permitted.
4. Everyone using the pool must conduct themselves in a courteous manner which ensures the safety of all. No abusive language, boisterous conduct, or breach of peace will be permitted.
5. Each resident is responsible for seeing that there is no littering or vandalism in the pool area. Trash cans are provided. Owners are encouraged to call the City of Wilmington Police Department at 343-3600 if anyone is in the pool area after closing time or is observed vandalizing the pool or clubhouse area.
6. No glass or glass containers are permitted in the pool area. Consumption of alcoholic beverages is not permitted in pool area, parking areas or common areas.
7. Music devices must be played so as to not disturb others.
8. The use of the pool is at the swimmer's own risk. There are no lifeguards. The Association is not responsible for the loss, theft, or damage to personal property. Personal property left at the pool will be disposed of.
9. Children under 14 years of age must be accompanied by an adult. The adult must remain with the child during the use of the pool area. All adults are required to watch, supervise and protect such children while in the pool area. Failure to do so may result in denying the offender use of the pool for the remainder of the pool season.
10. No running, pushing or shoving in the pool area. No diving.
11. Use of life preservers and other safety equipment is for emergencies only. No rafts or similar flotation devices will be permitted.
12. No pool furniture is to be removed from the pool area.
13. No pets are allowed in the pool or pool area.
14. Children in diapers are not allowed in the pool.
15. Any violations of pool rules or courtesies will result in the banning of the use at the pool for the remainder of the pool season, and may result in a fine.

## **LIONS GATE CLUBHOUSE RULES**

1. The Clubhouse is available for property owner rental at the rates listed below. Any event must be reserved through the Association Manager at least two weeks prior to the event. All of the following rules shall apply to owners who rent the Clubhouse. The property owner must be in attendance during the event.
2. The Clubhouse is available for private parties with entertainment from 7:00 a.m. until midnight on Fridays and Saturdays. The level of noise for parties shall not be excessive to the point that it can be heard outside of the Clubhouse. No bands or other music are allowed to be set up outside the Clubhouse. The premises must be vacated by midnight. The Clubhouse is available from 7:00 a.m. until 11:00 p.m. Sunday through Thursday. Use of the Clubhouse must in no way restrict use of the pool for Lion's Gate residents. Reserving the Clubhouse does not include use of the pool or pool area.
3. Cleanup activities must be completed the day of the event unless other arrangements have been made with the Association Manager. All tables and chairs must be folded and placed in the proper storage area. All decorations must be removed. Nothing is to be taped, tacked, or otherwise affixed to ceilings and walls. All lights, fans and air conditioning must be turned off or set to predetermined levels and the premises locked before vacating the Clubhouse. Individuals using the Clubhouse are responsible for cleaning up around the Clubhouse grounds and parking areas as well as the bathrooms and kitchen. Blinds are to be down and closed at the end of the event. It is the owner's responsibility to ensure all Clubhouse doors are locked and that the fence to Allen's Lane is locked. Failure to return the key to the Association Manager will result in a charge to re-key the Clubhouse facility and the Allen's Lane gate.
4. The number of people attending gatherings or parties shall not exceed the Fire Marshall's regulation of no more than 150 people in the Clubhouse at any one time.
5. Owners reserving the Clubhouse will be responsible for any and all damages to the Clubhouse by themselves or their guests.
6. No outside tents shall be permitted on the Lions Gate property at any time.
7. No outside cooking is permitted around the Clubhouse without prior approval from the Lions Gate Board of Directors.
8. No Illegal or offensive activities may be held at the Clubhouse.
9. The sale of alcohol is expressly forbidden.
10. The Board of Directors shall have first rights to use of the Clubhouse for its meetings. All other reservations are on a first come first serve basis. Contracts must be signed and all fees must be paid two weeks prior to the event.
11. All homeowner dues and assessments must be current in order to reserve the Clubhouse.

12. Parking for Clubhouse functions must not interfere with residents' parking throughout the community. All excess parking for Clubhouse functions may be on Allen's Lane. Allen's Lane is not Lions Gate property and is currently under construction. Use may be limited or unavailable. The owner renting the Clubhouse for an event shall be responsible for security/parking during the event. NO parking shall be allowed in fire lanes, in other owner numbered spaces, or in non-designated parking areas. Towing shall be at the expense of the vehicle owner.
13. Violation of the rules for the use of the Clubhouse will result in the owner's suspension of further use of the Clubhouse. A review before the Board at Directors will be required to reinstate Clubhouse privileges.
14. Owners are entitled to one free rental of the Clubhouse per calendar year. This free rental of the Clubhouse is for the benefit of owners and their immediate family (i.e., mother, father, brother, sister, children). Owner must be present during the function. Any event must be reserved through the Association Manager at least two weeks prior to the event. Security deposits are required. The Association Manager has the authority to assess further fees if lights, fans, air conditioning are left running or additional cleaning and trash removal are required after functions. A copy of the Clubhouse rules will be provided at the time the rental agreement is turned in and security deposit is paid.
15. The Association Manager has the right to refuse any rental activity.

**SPECIAL NOTE – NO ANIMALS OF ANY KIND (except service animals) ARE ALLOWED IN THE CLUBHOUSE AT ANY TIME.**

### **CLUBHOUSE RENTAL FEES**

Security Deposit - \$325.00

Cleaning Fee - \$200.00

User Fee - \$300.00 (for additional use of Clubhouse during a 1 year period of time)

CEPCO called to Clubhouse – minimum charge of \$65.00

Failing to return Clubhouse keys – price to be determined since all Clubhouse doors and Allen's Lane fence will have to be re-keyed

\*\* Rules & Regulations subject to amendment from time to time as deemed necessary by the Board of Directors\*\*