

New Bern Place Condominium Owners Association
(Rules and Regulations for all New Bern Place Owners and Residents)
Revised 3/05/2008

1. Parking: For the convenience of each owner, one assigned parking space is provided for each residential unit. Guest parking is available in the non-designated spaces. Any owner or resident in need of prolonged use (longer than three days) of more than one non-designated space for themselves or a guest for any reason must obtain approval of Condominium Owners Association (COA) Board before occupying those non-designated spaces. Vehicles found to be in violation of this policy will be towed from the premises at the owner's expense.

Recreational vehicles, trailers and boats are not allowed to be parked on the property.

2. Vehicle requirements: All vehicles parked at New Bern must be in operating condition and maintain a current license tag and inspection sticker. Commercial related vehicles, such as but not limited to dump trucks, wreckers and step vans may be permitted on an as needed basis by approval of COA Board.
3. Pets: Dogs, cats and other domestic pets are allowed, provided that they do not disturb or annoy residents or their guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be sole responsibility of its owner.
4. Noise: Being thoughtful of one's neighbors is appropriate in our quiet community. Loud noises such as conversations, televisions, stereo equipment, musical instruments, annoying pets and other disturbances should be avoided at all times. Any disturbing noise between the hours of 11:00 p.m. and 7:00 a.m. may result in a one hundred dollars (\$100.00) fine being levied upon the offending unit's owner upon review and majority vote of the COA Board. Further, loud/disturbing noises shall be defined as spelled out in the prevailing City of Raleigh noise ordinance at the time of the offense.
5. Trash and garbage: Dispose of all waste in the dumpster provided. Only household waste is permitted in the garbage dumpster. Other material such as recycling must be carried off-site or deposited in the appropriate on-site recycling bins. Do not store garbage or trash, even temporarily, outside of your unit or outside of the dumpster.

6. Hazards: The discharge of firearms is not permitted at New Bern Place. The storage and use of any hazardous material is restricted in type and quantity to those that are appropriate for use in the home.
7. Alterations: All changes to the exterior of units, including but not limited to windows, antennas and plantings must first be approved by the COA Board.
8. Maintenance and repairs: The owner is responsible for all interior repairs and maintenance which includes the inside of the storage of room. Further, the owner is responsible for the maintenance of windows, window screens and exterior doors, with the exception of exterior painting said items. Special care must be taken to maintain the integrity of fire-rated common walls or ceilings that separate each unit. The COA is responsible for all exterior repairs and maintenance associated with normal weathering and general wear. Exterior repairs and maintenance will be performed on an as needed basis to be determined by the COA Board and management company. However, the COA is not financially responsible for any exterior repair where the damage is deemed to be caused by the negligence or intentional act of the owner, resident or their guest.
 - In any situation where an owner requests reimbursement by the COA with regards to interior repairs for damage resulting from an exterior cause that would fall under the responsibility of the COA to maintain and that the amount of the interior repairs exceed two hundred fifty dollars (\$250.00), three bids must be submitted to the COA Board for approval of a bid prior to commencement of the repairs.
9. Building Safety Concerns: The unique nature of units make it necessary to observe the following additional rules and regulations:
 - All personal and household items must be stored in your unit or in the storage rooms found on the first floor. You are not allowed to store items or allow trash to accumulate in the stairways or hallways.
 - Personal items may not be stored in the common areas of the property such as the back area. Bicycles may only be stored at the provided bike rack.
 - Pets are not allowed to roam unattended throughout any of the buildings or common areas.