

North Hampton Homeowners Association, Inc.
Policy Resolution #2009-1
Rules and Enforcement Procedures

WHEREAS, Article 5, Section 9 of the Association Bylaws grants the general power to conduct the business and affairs of the Association to the Board of Directors, whose members shall be members of the Association; and

WHEREAS, the Board of Directors has the duty to adopt and amend rules and regulations covering the details of operation and use; and

WHEREAS, the Board of Directors shall take as its standard the maintenance of the general character of the homeowners as a residential community of the first class in the quality of its maintenance, use and occupancy; and

WHEREAS, the Board of Directors has the duty to enforce any legal or equitable remedies available, all obligations of the unit owners or any of them to the association; and

WHEREAS, such enforcement power shall include, without limitation, the power to levy, as assessments, fines, against the unit owners for default in the performance of said obligations in such amounts from time to time the Board of Directors may deem proper in the circumstances, but not in excess of \$100.00 for any one violation, counting each day a violation continues after notice from the Board of Directors as a separate violation.

NOW, THEREFORE, BE IT RESOLVED THAT in order to properly maintain the common area, protect market value of members' homes and livability in the community, the Board of Directors establishes new Rules and Enforcement Procedures that supersedes the previous "Rules for North Hampton Homeowners Association, Inc", and applies to all members of the association effective on August 1, 2009 as follows:

Rules and Enforcement Procedures for the North Hampton Homeowners Association, Inc.

The Rules as contained herein are issued by the Board of Directors. They are supplemental to the conditions of ownership in the Declaration of Covenants, Conditions and Restrictions. If there is any conflict the provisions of the Declaration will prevail.

The Rules are intended as a guide to the conduct and activities of all members, lessees and residents of the North Hampton Homeowners Association, Inc. and their guests, to the end that everyone living in and using the facilities will enjoy the maximum pleasure without annoyance or interference from others. Strict observance and adherence is urgently requested by the Board of Directors. Policing actions because of violations, should not have to be necessary, but might be required.

1. Rules

- A. **Leasing:** Prior to leasing a house, or any part thereof, the homeowner must provide a copy of the lease to the Board of Directors. Said lease shall contain the residence address, the owners name and mailing address, and the name(s) of the renter(s). The lease shall also contain a provision that the renter(s) agree to and understand that they are subject to all of the covenants and rules of the association.
Category #1 Fine Violation.

North Hampton Homeowners Association, Inc.
Policy Resolution #2009-1
Rules and Enforcement Procedures

B. Maintenance:

1. In conditions where Bermuda Grass will not grow, Fescue Grass or Zoysia Grass may be planted.
2. Maintenance of yards shall consist of:
 - (a) Regular cutting of the grass;
 - (b) Regular edging of the yard, driveway, and walkway;
 - (c) Cleaning up of grass clippings;
 - (d) Maintenance of Island areas with mulch, pine straw, rock, or other commonly used landscaping materials.
3. Maintenance of houses or other structures shall consist of repairs, painting, and pressure washing on an as needed basis.
4. Repair maintenance of houses shall consist of replacement of garage doors, front doors, roofs, siding, etc. on an as needed basis.
5. Homeowners must maintain easement and right-of-way areas that adjoin their property.
Category #1 Fine Violation

- C. Solicitation:** No solicitation or advertising services are allowed in the community, including posting of handbills or signage. Specifically prohibited is posting anything by attaching it to the street sign posts in the neighborhood.
Category #1 Fine Violation

- D. Pets:** No homeowner shall care for more than three (3) domestic animals per tract. No animals shall be allowed for commercial purposes. Pets shall be on a leash when outside of an enclosed area. "Invisible" type fences shall be considered an enclosed area for the purposes of this rule, provided that the animal is equipped with the proper equipment to keep them enclosed in the invisible fence. Owners of pets will pick-up, and immediately dispose of any animal droppings left in the common areas, sidewalk areas, or any neighbors property. If pets are brought into the common area, they must remain on leash and not tied or restrained to any object (fence, tree, etc) and must remain in control of their owner. Pets are specifically prohibited on the tennis courts, children's playground, or in the pool enclosure. Pets shall not be allowed to become excessively noisy as to create a nuisance.
Category #2 Fine Violation

- E. Satellite Dishes:** Exterior satellite dishes no larger than one (1) meter in diameter shall be allowed without approval from the ACC, but shall not be placed in front of the home unless it is the only location that the owner can receive a reasonably acceptable signal.
Category #1 Fine Violation

- F. Vehicles:** Vehicles may not be parked in yards or easements. Vehicles may only be parked in the driveway or garage. Vehicles may not be parked in the street overnight. All vehicles must be tagged and licensed.
Category #2 Fine Violation

G. Common Areas:

1. Nothing shall be done on or to the common area which will impair the structural integrity or cause damage to any building or equipment.
2. Nothing shall be done in the common area which will increase the rate of insurance without prior written consent of the association's Board of Directors.

North Hampton Homeowners Association, Inc.
Policy Resolution #2009-1
Rules and Enforcement Procedures

3. No member shall permit anything to be done in the common area which will result in the cancellation of insurance, or which is in violation of any federal, state, or local law or ordinance.
4. No waste shall be permitted in the common area except where provision is made.
5. Any damage to any portion of the common area caused by children of the member or their guests shall be repaired at the expense of such member.
6. Parents and guardians shall be held responsible for the actions of their minor children and their guests.
7. With respect to the Common Area, no member will do or permit anything to be done that will unreasonably interfere with the rights, comfort, or convenience of the other members.
8. Alcoholic beverage consumption is strictly prohibited in the parking lot of the common area, on the sidewalks surrounding the clubhouse, on the tennis courts, in the green areas surrounding the clubhouse, tennis courts, and pool, and in within the pool enclosure.
9. Entry to the pool shall be through the gate only using the access card issued to the individual home. Jumping the fence of the pool to gain entry is strictly prohibited.
10. All pool rules posted within the pool enclosure shall be followed.
11. Every owner is responsible for ensuring the pool gate remains closed and locked from the outside. No individual may block the pool gate in an open position.
12. Skateboarding, riding bicycles, roller-skating, rollerblading, and skateboarding, or any like activity, is strictly prohibited on the concrete areas around the clubhouse. These activities have recently resulted in property damage and injury to bystanders.

Category #3 Fine Violation

HOMEOWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS AND GUESTS.

IT IS EVERY RESIDENT'S RIGHT AND RESPONSIBILITY TO OBEY AND TO ENFORCE THESE RULES.

PERSONS WHO REPEATEDLY VIOLATE RULES MAY LOSE THEIR PRIVILEGES.

REMEMBER, THE COMMON AREAS ARE FOR THE ENJOYMENT OF ALL NORTH HAMPTON HOMEOWNERS ASSOCIATION RESIDENTS AND OWNERS.

2. Enforcement:

It is the policy of the North Hampton Homeowners Association (the "Association") to protect the rights and privileges of the Homeowners ("members") and to enforce the governing documents (CC&Rs, Bylaws and Rules and Regulations) of North Hampton. Pursuant to the authority vested in the Board of Directors of the Association by the CC&Rs and its Bylaws, the following system has been established for penalties and fines. A member shall be responsible for the acts or omissions of his/her guests, lessees or invitees.

North Hampton Homeowners Association, Inc.
Policy Resolution #2009-1
Rules and Enforcement Procedures

1. Fines

Any fine imposed by the Association cannot exceed \$100.00 for any single violation counting each day a violation continues after notice from the Board of Directors as a separate violation.

2. Violation Notice

Each violation notice shall specify the nature and date of the violation, or the date said violation was identified, and if applicable, state a reasonable time in which to comply with the Rules and Regulations.

3. The following violations involve an immediate fine with a 10 day right to appeal: Section G (Common Areas) of the rules above, subsections 1, 2, 3, 8, 9, 10, 11, &12.

4. Notice of Action

If it is determined there is sufficient evidence of violation to warrant imposition of a penalty, fine or action at law, the member shall be notified in writing, by certified mail, copy via regular First Class Mail, of the Board's intent to seek compliance. Such notice shall state the specific violation and the nature of the penalty, amount of fine or action considered. Such notice shall also provide for an opportunity for the member to appeal in writing within 10 days of such notice. 10 day period shall begin on the date of the delivery confirmation from the certified mail receipt. Penalties shall not begin accruing if said violation is corrected within 10 days OR the homeowner files an appeal to the board, by certified mail, within 10 days.

5. The Decision

The decision for or against the imposition of penalty, fine or action by the Board of Directors after the appeal shall be by official Board action and shall be made in writing to the member, setting forth the reason(s) for such decision. Fines will begin accruing 5 days after the decision by the board is sent, via certified mail, to the homeowner, unless the violation is corrected.

6. Board Policy regarding fining procedure

If a member is sent a notice of violation and does not respond to the notice and/or appeal, the Board will make a decision regarding the violation without the homeowners input and take appropriate action, which may result in, as an assessment, a fine.

3. Fine Amounts:

All covenants and rules have been categorized for violation fines. These categories are as follows:

Category 1 - \$50.00 per day, per violation.

Category 2 - \$75.00 per day, per violation

Category 3 - \$100.00 per day, per violation

In reference to the Declaration of Covenants, Article 7, category fine amounts are as follows:

Section 1 – Category #3

Section 2 – Category #1

Section 3 – Category #3

Section 4 – Category #3

North Hampton Homeowners Association, Inc.
Policy Resolution #2009-1
Rules and Enforcement Procedures

Section 5 – Category #3
Section 6 – Category #3
Section 7 – Category #1
Section 8 – Category #3
Section 9 – Category #1
Section 10 – Category #3
Section 11 – Category #2
Section 12 – Category #1
Section 13 – Category #1
Section 14 – Category #3
Section 15 – Category #1
Section 16 – Category #2
Section 17 – Category #3
Section 18 – Category #3

Passed by the Board of Directors of the North Hampton Homeowners Association, Inc. and
Recorded in the Minutes on July 14th, 2009

Signed: July 14th, 2009

Director - Walker Owen

Director - Tom Jackson

Director - Roger Hackler

ORIGINAL SIGNED DOCUMENT ON FILE WITH NHHOA SECRETARY