



CALDWELLS ON NINTH

RULES & REGULATIONS

**For questions or concerns, please contact:
Hawthorne Management Company
704-377-0114**

PARKING & AUTOMOBILES

Each unit has been provided one parking space in the parking lot.

- 1. No vehicle will be parked at any place on the Caldwell's Property except in the spaces provided. Spaces are to be used for parking of passenger automobiles only. Under no circumstances should vehicles be parked in front of the dumpsters, as this will prevent garbage pickup.**
- 2. No vehicle, moving van or delivery truck will be parked, driven across, or driven onto the lawn or walkways. Any damage resulting from the violation of this regulation will be at the direct expense of the Unit Owner.**
- 3. All vehicles must be properly licensed and have a current inspection sticker displayed.**
- 4. No trailers are to be parked on the property.**
- 5. All tires on any vehicle (including motorcycles, etc.) must be inflated at all times.**
- 6. No inoperable (either temporary or permanent) or wrecked vehicle of any type is allowed on the property. Only automobiles that are operated on a regular basis may be parked on the property.**
- 7. No repair work is allowed in the parking lot, except for minor repairs. No vehicle may be left on blocks, jacks, etc. overnight. No repairs can be made by driving a vehicle upon the sidewalk or lawn area.**
- 8. Do not block other vehicles.**
- 9. Guest parking is allowed only in spaces marked "Guest" in the Caldwell's rear parking lot. There is ample parking on the street for guests. Also, the parking spaces on Ninth Street are available daily.**

Garbage

- 1. All garbage is to be placed in the dumpsters located on either side of the community in the brick enclosed compound. Do not leave any garbage on the ground next to the dumpster. It is each homeowner's responsibility to place large items inside the dumpster. Dumpsters are equipped to open from the top.**
- 2. Recycle bins are also located in this area. The recycle bins are provided by the City of Charlotte.**
- 3. No furniture, mattress, building materials, Christmas trees, etc., are allowed in the dumpster. Contact the City of Charlotte for pickup of the above large items by calling 311.**
- 4. Anyone depositing anything other than household garbage will be charged for the removal of these articles from the dumpsters. The collector will not empty the container if he sees anything other than garbage or if something gets lodged in the dumpsters.**
- 5. Currently pickup is every Wednesday.**

Disturbing Noises & Nuisances

- 1. No Unit Owner shall make or allow any disturbing noises in the building or on the grounds by themselves, visitors, tenants, pets or others that will interfere with the rights, comfort, or convenience of other unit owners and tenants.**
- 2. No obnoxious, offensive or illegal activities shall be conducted within any Unit or carried out on or about the common areas or parking areas, nor shall anything be done in any Unit or on or about the common areas or parking areas which may become an annoyance or nuisance to other residents or endanger the health and safety of any resident.**
- 3. The Common Areas shall not be used for the storage of personal property of any kind. Stairs, entrances, sidewalks, front yards, driveways, and parking areas shall not be obstructed in anyway or used for other than their intended purposes. In general, no activity shall be carried on nor conditions maintained by any Owner or Resident, either in their Unit or upon the Common Elements, which despoils the appearance of the Property.**
- 4. No Owner or Resident shall occupy any common area in a fashion that restricts the use of the common area by all.**
- 5. Homeowners and residents are requested to be considerate of other residents. Please restrict activities to reasonable hours - especially on weekends, and/or holidays. Normal household activities can be annoying to occupants of adjoining units during early morning or late night hours.**
- 6. Offenders will be given verbal and/or written notification of creating a disturbance. Repeat or serious offenses are subject to fines.**

Interior Maintenance

- 1. It is required that the curtain, drapes and blinds have either white or off-white backing to ensure continuity of the exterior appearance of the building. Sheets are not appropriate window coverings. This will preserve the beauty of our complex.**
- 2. Maintenance and repair of the entrance door(s) and locks, windows and latches, and exterior doors are the responsibility of the Unit Owner.**
- 3. The Unit Owner shall be responsible and shall pay for any damage of water or waste resulting from stoppage or breakage in the plumbing pipes, fixtures, or appliances as a result of misuse, neglect or failure to operate. The Unit Owner shall reimburse the Association, on demand, for any expense incurred due to water or waste damage necessitating the repair or replacement of said property.**
- 4. Should any adjoining unit incur damage as a result of the negligence by a Unit Owner (or resident), the Unit Owner will be held responsible for the cost of all repairs to the damaged unit.**
- 5. Changing of the filters in the air handling system shall be the responsibility of the Unit Owners. The Unit Owner is responsible for all maintenance to the unit's air handling system.**
- 6. Unit Owners are responsible for any and all damage due to the use, misuse, or neglect of fireplaces and or kerosene heaters and electrical heater.**
- 7. All interior maintenance to walls, ceilings, floors and floor covering, appliances, fixtures, and electrical wiring is the responsibility of the Unit Owner.**

Exterior Maintenance

- 1. No exterior alterations are allowed without prior written permission from the Board of Directors. Not attachments, awnings, or enclosures of any type are allowed. Any unapproved alterations will be removed at the expense of the Unit Owner.**
- 2. The cleaning of the balconies/patios/porches and adjacent areas and the inside/outside of all windows is the responsibility of the Unit Owner. This includes, but is not limited to miscellaneous trash.**
- 3. No radio aerial, television antenna or other sending or receiving installation shall be installed on the exterior of the building or any other place on the property without the prior written consent of the Board of Directors.**
- 4. No Unit Owner, his employees, agents or guests shall mark, paint or drill or in any way deface any exterior walls, doors, shrubbery or grounds.**
- 5. No signs (including but not limited to "for rent" or "for sale" signs), plaques, banners, or any other commercial or decorative signs may be installed outside the unit. Security Company signs less than one square foot are an exception to this rule.**
- 6. No materials, boxes, plastics, paper or wood, etc., which may harbor infestation by insects or pests, or collect and retain moisture, may be stored or placed around the exterior of the unit including porches, balconies, patios, sidewalks, and driveways. Improperly stored or placed items are subject to removal and the Unit Owner will be charged a removal fee in addition to any fines imposed. Damage resulting from improper placement of items shall be repaired at the Unit Owner's expense.**
- 7. In accordance with the City fire ordinance, no gas or charcoal grill is to be used under any covered area.**

Common Areas

- 1. No items, such as towels or linens, may be hung so as to be visible from the outside of the balconies, from porches and patios.**
- 2. The sidewalks, entrances, passages and the stairways shall not be obstructed by the Unit Owner or used by them for any purpose other than for entering or exiting. The sidewalks, entrances, floors, front and back yards shall be kept free from rubbish, bicycles, toys, lawn chairs or other articles of that kind except when in use. Any items stored in these areas constitute a fire hazard and could constitute a fine by the Fire Department for the violation, as well as being removed by the Management Company, and the Unit Owner may be charged a fine and removal fee.**
- 3. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the property except that dogs, cats, or other household pets may be kept by the Unit Owners in their respective units provided that they are not kept, bred or maintained for any commercial purposes, meet the other requirements of the Rules & Regulations and do not endanger the health and safety of or in the sole discretion of the Board of Directors, unreasonably disturb the owner or occupants of any unit. Pets must be controlled so as not to disturb other residents or create a nuisance. Visiting pets are subject to the same Rules & Regulations. Please refer to the section on Pets.**
- 4. Each homeowner is responsible for keeping trash and debris clear from their assigned parking space.**

Frozen Water Pipes

Prolonged outside temperatures below 20 degrees F, can result in frozen water pipes, if precautions are not taken by the Homeowner. These precautions include:

- 1. Maintaining the heat in the unit at 65 degrees F and higher at all times. Insurance policies will not cover damage from frozen pipes if the heat has been turned off in the residence. Please do not turn your heat off! It could result in personal liability.**
- 2. Running water in all inside faucets on occasion to prevent standing water from freezing.**
- 3. Informing neighbors when you will be out of town during the cold weather months and leaving a key with neighbors so they can periodically check your pipes.**
- 4. If the Unit will be vacant during the winter months, turn off the water supply and drain pipes by opening all faucets in the kitchen and bath.**
- 5. Check all outside faucets to determine that these pipes are not freezing.**
- 6. Notify the Management Company if you feel a unit is subject to frozen pipes and should be checked.**

Pets

- 1. All pets must be kept on a leash and accompanied by owner when outside the unit in the Common Areas.**
- 2. Pets should be walked in remote areas only. Please keep your animal away from grassy areas near the buildings. Please exercise restraint to prevent damage to flowers and shrubbery.**
- 3. Pet owners are required to clean up after their pets in any location. Pet owners can be fined for not cleaning up after their pet.**
- 4. Do not tie animals outside unit.**
- 5. Disposal of cat litter, fish tank gravel, birdcage mulch or other such pet waste and debris shall be in an appropriate container with household garbage in the dumpster.**
- 6. Pet owners are responsible for knowledge and compliance with Animal Control Laws including licensing of your pet.**
- 7. Violation of any of the above rules can result in a fine.**
- 8. These rules also apply to "visiting pets".**

