

TURNBERRY

**Rules
&
Regulations**
(Established 5/2017)

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HANDBOOK FOR THE TURNBERRY HOMEOWNERS ASSOCIATION

Introduction: This handbook is provided for the use of the homeowners and tenants at Turnberry. It contains many of the policies, rules, and regulations, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find any errors, but if you do, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of the Turnberry Homeowners Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by the law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire regime known as Turnberry. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

RULES & REGULATIONS

TURNBERRY

1. A 25 MPH Speed Limit within Turnberry shall be adhered to by residents and guests.
2. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made by letter from time to time.
3. No trailers, tents, shacks, garages, barns, outbuildings or similar types of outbuilding shall be placed, erected, or allowed to remain on any lot without approval from the Board of Directors. No structure of a temporary nature shall be used as a residence temporarily, permanently, or otherwise. Any propane tank installed on the premises must not be visible from the street.
4. No commercial, noxious, or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done that may be or become an annoyance or nuisance to the neighborhood.
5. No animals or poultry of any kind, except common pets, shall be placed, bred, or kept on any part of the premises. No dangerous dogs, including but not limited to, pit bulls, Rottweilers, Dobermans and German Shepherds nor any dog whose lineage includes any part of any said breeds, nor any dog that has at any time bitten a person, nor any dog that has been trained as an attack dog, shall be permitted on the premises. There shall be a maximum of two (2) dogs or two (2) cats or a combination of are allowed per lot.
6. No pets are to roam freely throughout the neighborhood or in the yard. All pets are to be on a leash at all times when they are outside your home and/or your fenced-in back yard.
7. No automobile and motor vehicle may be dismantled, repaired or stored on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property at any time. No commercial trucks, including but not limited to eighteen-wheelers or tractors, shall be permitted to be parked on the premises. All recreational vehicles, boats or trailers shall be parked on a concrete pad in the rear of the residence, not visible from any street.
8. Any modification, building, fence, wall, or other structure shall not be commenced, erected, replaced or maintained upon the properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials, and location of the same shall have been submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and

topography by the Board of Directors. In the event that the Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and will be deemed in full compliance with this regulation.

9. No above-ground pools are allowed.
10. Fences must be placed no closer to the street than the nearest back corner of the house. Concrete block, chain link, and "chicken wire" fences are not permitted. Fences may not exceed six feet in height, and all perimeter yard fences must connect with neighboring fences. If a fence cannot be connected to adjoining properties, it must be set back at least 36 inches from the property line to allow for maintenance. If no fence currently exists on the lot, any new fence must be placed on the property line or no less than 36 inches away. All fences and their locations must be approved by the Declarant.
11. No satellite dish antennas, radio tower or antenna of any nature shall be placed or allowed to remain on said property except for a satellite dish measuring no more than 24 inches in diameter, attached to the rear of the dwelling.
12. No signs other than a "For Sale" sign shall be displayed on any lot.
13. Signs, of any kind, cannot be taped to any painted pole or street light.
14. No mailbox of any type or nature shall be permitted on the premises without approval. If the mailbox is destroyed, damaged or falls into disrepair, the owner shall replace the mailbox with one of identical make, type and color.
15. No outside clotheslines shall be permitted on the premises.
16. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
17. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.
18. Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds, and shrubbery trimmed. Exterior should be free of mold and mildew and pressure washed as needed and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish.

19. All fuel tanks must be and similar storage receptacles must be hidden from view so as not to be visible from the street.
20. Parents are responsible for their children and their actions at the bus stops. It is prohibited to block driveways and road ways and turning around in driveways that do not belong to you.
21. All garbage must be stored in proper receptacles and placed out of sight of the subdivision and be screened. Trash bins shall only remain in such locations for a period not to exceed twenty-four (24) hours.
22. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook. The Board of Directors shall be permitted (but not required) to grant relief to one or more residents from specific rules and regulations upon written request and good cause shown, at the discretion of the Board.
23. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

Turnberry Association Rules
Reporting Violations and Addressing the Board

1. To report an emergency call 911.
2. To report a malfunction or request a high priority repair call Little and Young at 910-484-5400.
3. To report a violation of Rules or Covenants call Little and Young at 910-484-5400, option 4.
4. To request to add an item to the agenda of the next board meeting call Little and Young at 910-484-5400.
5. The board will allot five minutes to each resident who requests such time to address an agenda item to the board at the HOA meetings.
6. Notices of board meetings will occur in accordance with the By-laws of the Turnberry.
7. Owners and Residents should maintain even temperament and decorum during board meetings and the board may stop the meeting and /or move into a closed session if it is not maintained.
8. Individual property owners and residents have a right to privacy, and the status of violations, fines, liens and other business will not be shared outside the board members.