RULES & REGULATIONS - PART 1 - GENERAL USE RESTRICTIONS
DEERLAKE VILLAGE COMMUNITY ASSOCIATION

These Rules and Regulations contain use restrictions that apply to all property within Deerlake Village. They supplement the restrictions contained in Article VI of Deerlake Village Community Association Amended and Restated Declaration of Covenants of 2017. These Rules and Regulations have been adopted by the Board of Directors as authorized by ARTICLE V Section 5.14(e) of the Bylaws.

These Rules and Regulations address standards general in nature that do not come under the jurisdiction of the Architectural Review Committee (Rules and Regulations - Part 9) or the Landscape Review Committee (Rules and Regulations - Part 8) where regulations relating to new construction, structural changes to home sites or changes to landscaping are located. Nothing in these Rules & Regulations may override rules, which are contained in the Declaration. In case of contradiction, the rules, which are stated in the Declaration, will take precedence.

GENERAL USE RESTRICTIONS

1. ACCESSORY STRUCTURES. (from Article VI Section 1 of the Declaration), "Accessory structures shall not be permitted except in accordance with the Rules and Regulations." Accessory structures are permitted only where specifically allowed in Exhibit "A" of certain deeds. Accessory structures include items such as utility sheds, gazebos, carports, playhouses and temporary structures (see Article VI Section 4 of the Declaration).
2. UTILITIES, ANTENNAE, WIRELESS COMMUNICATION (from Article VI Section 11 of the Declaration) All utilities, wires, cables, antennae and the like, of any kind (such as telephone, electrical, television, radio and citizens band radios) must be placed underground except as may be expressly permitted in the Rules and Regulations.
3. ARTIFICIAL VEGETATION. With the exception of door wreaths, artificial flowers and vegetation are not allowed.
4. BIRD FEEDERS, SQUIRREL FEEDERS, BIRD HOUSES AND BIRD BATHS. These are permitted but must be kept clean and in good condition. They should not be placed where debris might fall on neighboring lots.
5. BUSINESS OR COMMERCIAL USE OF PROPERTY. See Article VI Section 3 of the Declaration for the complete rule on commercial use of property. Significant limitations apply to such use.
6. CAMPING. Overnight camping is not permitted in any part of Deerlake Village.
7. DRIVEWAYS. Driveways must be properly maintained and must not be used as storage areas for such things as garbage cans, sports equipment, barbecue grills, etc.
8. FIREARMS/FIREWORKS. (from Article VI Section 21 of the Declaration), "…the discharge of firearms or bows or arrows for any purpose shall be prohibited." No guns or devices for propelling any dangerous object may be used within the community except by authorized personnel in the line of duty.

   Legal fireworks are permitted until 10 PM on the 4th of July holiday. On other occasions the

Board of Directors must approve fireworks.

9. FLAGS AND SIGNS . (from Article VI Section 17) In general, no sign for advertising or for any other purpose shall be displayed on any lot or on a building or a structure on any lot. Exemptions to this prohibition include (1) the standard, Board approved real estate "for sale"; (2) temporary (only until completion of work) construction or contractor signs not greater than 9 square feet in size; (3) occupant name signs; (4) lot/street number signs; (5) one small security system sign provided by the security company. If deemed necessary, the Board may require an owner of a lot to install, at the owner's expense, and at a location determined by the Board, common address signage for easy identification by emergency services. Pursuant to N.C. Gen. Stat. 47F-3-121 and the notice printed on the first page of these Declarations, flags may not exceed four (4) feet by six (6) feet in size. See Rules and Regulations for additional detail regarding sign and flag requirements.
10. GARAGE DOORS. For aesthetic and security considerations it is suggested that garage doors that are visible from the street be kept closed.
11. GARAGE SALES, MOVING AND ESTATE SALES. Community-wide garage sales are normally held biennially, as authorized by the Board of Directors, under the supervision of a garage sale committee. Individual garage sales at home sites are permitted only on the day of the community-wide garage sale.

    A one-time moving or estate sale may be conducted on resident's property only, and requires prior approval of the Board. The sale may be conducted only on two consecutive days. No signs will be placed within Deerlake until the morning of the sale and will be removed promptly upon completion of the sale.
12. GUEST PRIVILEGES AND RESPONSIBILITIES. Houseguests of residents are welcome to use the amenities and are expected to observe the same rules as the residents. Brevard area guests must be accompanied by a resident when using any of the amenities.
13. HOLIDAY DECORATIONS. Temporary decorations for holidays are permitted on residents' houses, garages, porches and yard areas for the holiday season. Decorative holiday lighting must be turned off by midnight.
14. LAKE TRIBUTARIES. Homeowners may not disturb the streams that feed Deer Lake in any way. No water withdrawal or diversions of the tributaries or features in yards that use stream water are permitted. Pools, ponds, installation of rock or artificial features, dams or structures in the streams are prohibited. See also: Rules and Regulations Part 9 New Construction Standards: Appendix E Sedimentation, Erosion Control and Surface Water Protection Requirements which is based on sections 6.4, 6.5 and 6.7.D & E of the Brevard UDO of January 2007 as amended.
15. LANDSCAPE MAINTENANCE. (from Article VI Section 8(b) of the Declaration), "Each Owner shall keep the grass on the lot properly cut, shall keep the lot free from trash, and shall keep it otherwise neat and attractive in appearance." Landscape shall be maintained in a sightly condition, keeping shrubs and trees properly trimmed. Landscape plantings that become unduly large and unsightly are to be pruned or replaced. Hedges, planted and mulched areas are to be kept trimmed, and neatly maintained.
16. LEASING OF PROPERTY. (from Article VI Section 27 of the Declaration), "All leases or rentals shall have a minimum term of six months. At no time may a Lot Owner lease or rent a

portion of the family dwelling unit unless the entire family dwelling unit is leased or rented. Every lessee or tenant shall in all respects be subject to the terms and conditions of this Declaration, the Bylaws, and the Rules and Regulations adopted hereunder. In the event of noncompliance by the tenant or his/her guests, all costs associated therewith, including fines and legal fees, will be assessed against the owner and the owner's property."

As with owner occupied residences, leased residences may not be occupied by more than three persons who are not related to each other by blood or legal ties, who maintain a common household, without the written consent of the Board of Directors (see Article II Section 22 of the Declaration). The owner will be responsible for the following:

(a) Providing tenant(s) and management company (if there is one) with copies of the Deerlake Village Community Association governing documents and all amendments and rules as they are adopted.
(b) Providing the Board of Directors with name and address of the tenant(s), delegation of right to use common elements to the tenant (unless retained by owner) and duration of the lease.
(c) Any infractions or non-compliance committed by the tenant.
(d) In the event of noncompliance by the owner, the tenant or his/her guests, all costs associated therewith, including fines and legal fees, will be assessed against the owner and the owner's property.
(e) The owner will be considered in non-compliance for failure to notify the Secretary of DVCA, in writing, either by email or letter, of the name(s) of renters who are occupying the owner's home. A fine of $100 may be assessed.

17. LOT CONDITIONS AND ACTIVITIES. The exterior of homes, as well as yards, must be maintained in good condition. Owners must remove fallen trees, limbs, trash, or other unsightly objects as soon as possible. (See *Article VI Sections 8, 9 and 10* of the Declaration.)

    Discarded brush and plant material may not be deposited on any common elements or on vacant lots. City of Brevard Ordinances prohibit placing yard waste, leaves, or debris in the gutters or storm sewers.

    Clotheslines, bedding, compost piles, and other unsightly objects should not be visible to others. Garbage containers, lawn equipment, cleaning apparatus, and other such items should not remain visible for an unreasonable length of time. It is recommended that garbage that might attract animals be placed in hard-sided containers and that garbage and recycle containers not be placed for pickup until 7PM the night before the scheduled pick up.

    Objectionable noise such as loud music, excessive barking of dogs, and other disturbing activities are not permitted. Power equipment may not be used outdoors before 8 a.m. and after 8 p.m.

    Except for grills and fireplaces, outdoor burning of any materials is prohibited. (See Article VI Section 14 of the Declaration.) Any lot condition or activity that might present a fire or health hazard or a danger to others is prohibited.

18. MAILBOXES. Mailboxes must be of customary shape and size, conforming to U.S. Postal Service requirements. They may be discreetly decorated.

19. PETS. Only the usual household pets such as dogs, cats, etc. (maximum total of two that are taken outdoors) may be kept at any residence. Animals may not be kept or bred for commercial

purposes. All pets must meet government requirements for licensing and inoculations.

Pets may not be permitted to run free. When not on its owner's lot, each pet must be leashed and accompanied by a responsible person controlling that animal by leash. This person shall be responsible for picking up any excrement left by the animal and disposing of it in a sanitary manner. Pets should not be permitted to create a nuisance or to become a danger to others. In the event of violations the Board of Directors may exercise its authority of the Declaration to remedy the situation. If found running loose, any pet may be turned over to the proper authorities. (Covenants ARTICLE VI Section 20) (Rules & Regulations Part 8: Pet enclosure fences, with or without dog houses, are permitted on Mountain lots only, and require approval by LRC. The enclosures must not be visible any time of the year from any street or neighboring lot(s). The enclosures must be made of materials that blend with the environment. The perimeter is to be landscaped to blend in with natural surroundings.)

20. PLAY EQUIPMENT. Play equipment such as swings, basketball hoops, etc. on private properties should not be placed in front yards.
21. POOLS. No aboveground pool may be installed on any lot.
22. PORCHES. Porches visible to others are not to be used as storage areas for yard tools, garbage cans, sports & play equipment, bicycles or other such items.
23. SCENIC VIEW OBSTRUCTION. New trees, tall shrubs and landscape structures may not be located where they may eventually obstruct a neighbor's scenic view.
24. SIGHT DISTANCE AT INTERSECTIONS. Safe sighting across street corners must be maintained. No plantings or structures will be permitted that create traffic or sighting problems.
25. SUBDIVISION OF LOTS. Lots may not be subdivided or boundary lines changed without prior written approval of the DVCA Board of Directors, unless expressly permitted in the deed of the Lot. (See Article VI Section 2 of the Declaration.)
26. VEHICLES. The term "vehicle" includes, but is not limited to, automobiles, motorcycles, mopeds, bicycles, golf carts, ATVs, dune buggies, farm equipment, motor homes, RVs, campers, boats, and trailers. No motorized vehicles of any type, except lawn mowers, are allowed to operate off the paved roads and surfaces within Deerlake Village. The Board in accord with Article VI, Section 26 of the Declaration, can grant exceptions. No improperly muffled vehicle may be operated within Deerlake Village. For safety reasons, street parking is generally discouraged. Exceptions are allowed for:

    (a) Trucks, commercial vehicles, or vehicles being utilized in connection with construction or repair of owner's property, provided the vehicles do not obstruct traffic.

    (b) Vehicles of visitors that may be parked on the street temporarily.

    (c) Resident's vehicles should be parked in the garage except for temporary loading or unloading, and one additional (two additional in the mountain lots) vehicle beyond the garage capacity may be parked in resident's driveway, except as noted in the paragraph below. (See *Article VI Section 11* of the Declaration.) All new home construction must include a garage.

    (d) Vehicles such as motor homes, recreational vehicles, campers and trailers may not be parked at private residences where they are visible from any street or adjacent property,

except temporarily for loading and unloading. Residents and/or overnight visitors with recreational vehicles will notify the Board of Directors of the intent to park temporarily in the paved common element behind the picnic area; such vehicles may not be occupied overnight.

(e) Non-operational vehicles will not be parked or stored outside of a garage in any circumstance. Except for emergencies, the repair of vehicles is prohibited outside the resident's garage.

(f) No vehicles displaying advertising or For Sale signs may be parked within sight of any public street, common elements, or any adjacent lot without prior approval of the Board of Directors.

27. WILDLIFE. Hunting or trapping by individuals, or the harassing of animals is prohibited. However, destructive animals such as rats and groundhogs may be trapped and removed. The waterfowl at the lake should not be fed.

28. YARD ORNAMENTATION. Yard ornamentation should be in keeping with the natural environment, the forest, mountain and meadow surroundings of Deerlake Village. Yard decor should be in harmonious scale with the size of the yard and plantings. Small decorative flags or banners may be displayed on porches or on bracket poles attached to the house.

29. DEED RESTRICTIONS. Additional restrictions may be contained in individual property deeds.

THE COMMON ELEMENTS

The COMMON ELEMENTS include all property and structures, which are owned and maintained by the Association for the common use and enjoyment of the members. In Deerlake Village the common elements currently include the clubhouse and gazebo, picnic grounds, lake, walking trails, pool, Meadows Park, the Conservation Easement and other protected green spaces. These are available for use by members of the Association. Residents must accompany guests who live locally when using the common elements; houseguests may use amenities without the resident present. All guests must be informed of and must observe the rules for all elements.

Any recreational equipment or recreational facility furnished by the Association, regardless of its location, is used at the risk of the user. The Association may not be held liable for any damage or injury related to use of the equipment or facility; nor is the Association to be held liable for any theft of personal property from any of the common elements.

The Covenants, By-Laws and Rules and Regulations of Deerlake Village Community Association apply to use of the common elements. Additional specific rules for others are posted as indicated below:

CLUBHOUSE and COMMON ELEMENTS Rules are posted on the bulletin board inside the clubhouse kitchen.

Entry code: An entry code is provided to DVCA residents for their enjoyment of the clubhouse and the games in the equipment box. This code is not to be given to guests, workmen or anyone else. Safeguarding this code will avoid intruder entry into our Clubhouse and possible litter, looting or damage.

POOL Rules and hours of availability are posted at the pool. Anyone under the age of 16 must be

accompanied by an adult at all times.

PARK AREAS The park areas are for use by all Association members. Equipment for games is stored in the Picnic Grove locker. (Locked by the same combination as the clubhouse and pool.)

LAKE AND DOCKS Rules concerning use of the lake and registration of watercraft are posted at the clubhouse dock and by the canoe livery.

CONSERVATION EASEMENT The conservation easement is to remain in its present wooded state in perpetuity. It contains several walking/hiking trails that are for use by all Association members. Rules are posted on the lake bulletin boards located at the clubhouse dock, the canoe livery, and on the bulletin board by the spillway.

This RULES & REGULATIONS – PART 1 - GENERAL USE RESTRICTIONS was approved by the Board of Directors the 12th day of October 2023.