

## *Franklin Square Condominium Complex*

### **Rules & Regulations**

Following, is a list of Rules & Regulations for ALL Homeowners and Residents, as well as visitors, to adhere to in Franklin Square Condominium Complex. Any violation of these Rules & Regulations may result in being fined.

For further details, please refer to the Bylaws.

1. **Quiet must prevail at all times, especially after 10:00 p.m. Stereos, televisions and voices should not be heard outside of the units at any time. Please be considerate and respectful of your neighbors. This is also a city ordinance that is enforced by the City of Wilmington Police Department.**
2. **Pets are not permitted to run loose at anytime, this includes cats. Owners must clean up after their pets.** Pet owners are responsible for damage done by their animals in maintenance costs and repairing or replacing items to the grounds and buildings, cats included. Pet owners will be responsible for picking up and disposal of waste when taking pet(s) for a walk. If any pets/strays are found on the premises, they will be picked up by animal control. Also, owners are not to chain their pets outside the units or leave them unattended on the back or front porches.
3. **No driving or parking on the grass at anytime.** When washing cars, the hoses will have to reach the parking lot. **All hoses must be stored neatly out of sight off of the grass.** No one may park on the grass or sidewalks when moving in or out of a unit- you will be charged for any and all repairs.
4. **Campers, mobile homes, boats, recreational vehicles, and trailers,** (including storage pods/containers), **are not allowed** to be parked in Franklin Square at anytime.
5. **No athletic events or games are permitted in the parking lot or sidewalk.** (i.e. Football, baseball, Frisbee, bike riding, skateboarding, hockey, etc.) Tree and fence climbing on the common ground is not allowed.
6. **Littering,** including cigarettes, is prohibited.
7. **Running and climbing** on the stairs is prohibited.
8. **No illegal activity will be tolerated by anyone on the premises of Franklin Square Condominium Complex** as referred to in the Bylaws. This includes inside and outside of all the units, and common grounds areas.
9. **No articles may be shaken, hung or dried out on the outside porch areas,** decks, or patios: Items should not be stored on front porches, decks and in the common areas behind our storage units. Any items found behind the storage buildings will be disposed of without notice with fine imposed upon owner. No outdoor folding or roll-down blinds (i.e. "Bamboo", etc.), are permitted to be hung or draped on front porches, balconies or back patios at anytime.
10. **Charcoal or gas grills are not permitted on the upstairs decks.** Charcoal and gas grills may be stored neatly on first floor back patios, or sheds, and used in the yard while cooking **at least ten feet from the building**. These rules are per the New Hanover County Fire Code. **Grills are not to remain on the ground when not in use.**

11. **All trash must be placed inside of the dumpsters.** Anyone found placing items outside of the dumpster will be charged for the clean-up of these items. Please close the dumpster lids after throwing trash away. All boxes must be broken down before putting them in the dumpster.  
**NO MATTRESSES, GRILLS, APPLIANCES OR FURNITURE, ARE ALLOWED TO BE PLACED INSIDE OF, OR BESIDE OF THE DUMPSTER.** The trash company who we contract with will not remove them.  
**Further, the dumpsters are for Franklin Square Residents only.** Anyone who does not officially reside in Franklin Square is not allowed to use the dumpster to dispose of their trash. If you do allow someone who is not a legal Homeowner or is not a legal Tenant to use the dumpster for disposal, you will be fined.
  
11. **If your unit has a running toilet, leaking faucet, clogged A/C drain line or any other water problem,** please contact your plumber or landlord immediately. You could be responsible for payment of excess water usage over the normal water/sewer bill or damage to units below or next door to you. We also recommend you have your A/C drain lines cleaned each Spring or Fall to avoid drain pans overflowing during the summer months.
  
12. **There are only two parking spaces per unit.** If you have guests with more than two cars, please make arrangements to park elsewhere. 1-car parking available in front of Dumpster site, or *briefly* at Landmark Condominiums in spaces facing Spirea Drive.
  
13. **As per the Bylaws Declarations, each unit is restricted to single family residential use.** No unit shall be sold or conveyed as a “time share” or “interval ownership.” There is a New Hanover County ordinance that no more than three persons, who are not related, may reside and occupy a dwelling.
  
14. **Prior to any alterations to the exterior of any unit, you must have written approval** from the Board of Directors. This includes any type of installations such as satellite dishes, any type of wiring, storm doors, windows or any other fixtures.
  
15. **All vehicles,** including residents’ and guests’, as well as commercial vehicles when parking in the overflow spot, are required to give distance away from the Disability Access Ramps located on the end at sidewalk corners, near dumpster. This is in keeping with ADA access standards. Absolutely no one is permitted to park on the grass or commons area, including sidewalks.

If you have any questions, please contact the Property Manager with CAMS at: 910-256-2021. If you need to report violations or association maintenance needs, they must be in writing to CAMS, unless it is an emergency. (An emergency is an immediate threat to the property that will cause damage.)

Thank you for your attention and cooperation,  
*Franklin Square Homeowners Assoc. Board of Directors.*