



**GOVERNORS CLUB
PROPERTY OWNERS ASSOCIATION**

RULES & REGULATIONS

RULES & REGULATIONS APPROVED BY THE BOARD OF DIRECTORS ON 7/18/2017. AMENDED AND RESTATED
ON 04/07/2021 TO INCLUDE REVISED 'NOISE & NUISANCE' REGULATION APPROVED
BY THE BOARD OF DIRECTORS ON 03/16/2021.

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INTRODUCTION

Rules & Regulations

Rules and Regulations, as described in the Governors Club Property Association (GCPOA) Declaration, are the rules and regulations of the Association, and adopted by the GCPOA Board of Directors. Their purpose is to clarify or supplement provisions of the governing documents. In the event of a conflict the following represents the order of priority: State Statutes, Articles, Covenants, Conditions and Restrictions (CC&R), Bylaws, Resolutions, ARB Guidelines, then the Rules and Regulations. At the discretion of the Board of Directors the Board may amend these Rules and Regulations from time to time as the Board carries out its management of the Association.

These Rules and Regulations are binding on the Property Owners, guests, and tenants, as they relate to the land and properties within the boundaries of the Community. Ultimately it is the Property Owner's responsibility to ensure that their tenants, guests and other occupants understand and abide by these Rules and Regulations. The Rules and Regulations provide a basis for protecting members' equity in the GCPOA, assures the continued aesthetic beauty of the community, and defines the responsibilities of Property Owners, guests, tenants, invitees. This document serves to improve the quality of life and the standard of living for everyone within the Community.

The Community Manager will ensure that the resident complaints from residents pertaining to the Rules & Regulations are processed with discretion and in accordance with approved POA policy. Complaints, questions, or suggestions should be addressed to:

Governors Club Property Owners Association

*Community Manager
10134 Governors Drive
Chapel Hill, NC 27517
Phone 919-942-0500*

POACommunityManager@casnc.com

The Rules & Regulations and the Declaration of Covenants & Restrictions are posted on the POA website www.GovernorsClubNC.com. Printed versions are also available at the GCPOA office. If you have questions about rules or regulations, please contact the GCPOA Office at (919) 942-0500.

Definitions for terms used in the Rules and Regulations are provided in Appendix 1.

ARCHITECTURAL STANDARDS

To assure that the objectives of the Governors Club are achieved an Architectural Review Board (ARB) was established to administer and perform the architectural and landscape reviews. Please note that the Declaration of Covenants and Restrictions provided that no exterior improvements may be constructed, erected, removed or planted nor may any addition, or change, replacement, or alteration be made unless and until approval is obtained from the ARB.

CONTRACTOR HOURS

Contractors “working on projects approved by the ARB” may work from 7:00 AM to 6:00 PM on Monday through Friday. Those same contractors may work on Saturday from 8:00 AM to 5:00 PM if approved by POA staff during POA business hours. No construction work is permitted on Sunday and Holidays (New Year’s Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas).

CONTRACTOR RULES

To have access to Governors Club, all Contractors are required to accept the provisions of the Rules and Regulations pertaining to Contractor and conduct of Contractors such as:

1. General Contractor must bring all changes/alterations/revisions to the ARB prior to execution of a project.
2. The General Contractor’s signature on the General Contractor’s Agreement indicates that the Contractor has read, understands, and will abide by information in the Packet, as well the ARB Guidelines and Covenants.
3. A clean and orderly construction site must be maintained and, on a daily basis, construction debris and litter must be placed in a dumpster or otherwise appropriately contained.
4. Contractors will not operate devices such as radios and other audio equipment as to disturb the quiet enjoyment of neighboring residences.
5. Contractors are not permitted to use any GCPOA amenities.
6. Contractors may not bring firearms or household pets into the Community.
7. Contractor’s vehicles, trailers, and heavy construction equipment that are visible within the Community may not be left overnight on construction sites without the prior approval of the Community Manager, except in the case of an emergency situation (e.g. mechanical breakdown).
8. Contractors are responsible to clean up any debris removed from the jobsite that falls off the truck/trailer.
9. Delivery of household furnishings is allowed on a Holiday and during a Holiday period. Delivery of construction material may not be delivered during such periods.

COMPOSITION OF HOUSEHOLD

Residential units are limited to occupancy of single families. The residents of each single-family residence will be limited to a single housekeeping unit operating a non-profit, non-commercial basis between its occupants, cooking, and eating with a common kitchen, with no more occupants than two (2) per bedroom (Covenants 11.2.8).

DECORATIVE OBJECTS AND HOLIDAY/SEASONAL DISPLAYS

Exterior decorative objects including, but not limited to, sculptures, fountains, lawn art, trellises and the like, will not be placed or installed on the Homesite without prior approval by the ARB (**ARB Guidelines section,S3.25**)

Temporary holiday and seasonal displays are permitted during appropriate times of the year. Flashing lights and decorations with musical components are not allowed (**ARB Guidelines section,S3.27**)

DEER FEEDING

The purpose of the Deer Management Program (DMP) is to mitigate the impact of the deer population in Governors Club on the personal health, safety and property concerns of its residents. In support of this mission, Governors Club residents are expressly prohibited from deliberately feeding the local deer population with the exception of POA approved persons acting within the DMP. Violators will be subject to monetary fines as deemed appropriate by the POA Hearing Panel.

DOGS, CATS & ANIMALS AT LARGE

Animals will not be allowed to run loose at any time, and when walked, must always be on a leash (Covenants, Section 11.4). Owners are responsible for their pets, including controlling excessive barking, and removing their excrement.

1. No animals, livestock or poultry of any kind will be raised, bred or kept on any Lot or on the Common Property. However, dogs, cats and other common household pets may be kept on Lots subject to such rules and regulations as adopted by the Association, so long as they are not kept, bred or maintained for commercial purposes, and provided that no more than two (2) of any combination of such animals are so kept on a Lot at any time.
2. Exceptions to the leash rules are that pet Owners are permitted to unleash their pets within the Bark Park grounds and also within their own property if they have a functioning invisible fence system.
3. Owners are responsible for adhering to all pet and animal laws established by Chatham County.
4. No dog runs are allowed on Homesites within the Community.

ENFORCEMENT OF DECLARATION, BYLAWS & RULES

The Master Association, through its Board of Directors, will have the power and authority to make, amend, and enforce the Rules and Regulation of the POA. The NC Planned Community act provides that the Association may adopt and amend the rules and regulations (NC 47F-3-102).

The CC&R authorizes the Board of Directors to impose sanctions (penalties) for violations of the Community's CC&Rs and Rules and Regulations. Sanctions include but are not limited to the following:

1. Imposition of reasonable monetary fines,
2. Suspension of a member's voting rights,
3. Suspension of a member's right to use any of the POA facilities,
4. Suspension of services to a member or to an Owner's lot, and
5. Suspension of the vehicle barcodes for gate entry.

FIREARMS

The use of weapons, such as firearms, BB guns, and bow and arrow, is prohibited within Governors Club boundaries, except with the expressed permission of the Board. The use of bow and arrow is only permitted by designated marksmen under the auspices of the Deer Management Committee with the approval of the POA Board. Violators will be subject to monetary fines as deemed appropriate by the POA Hearing Panel.

FIRES

No outside fires are permitted, except in a fire pit and then only with the use of gas. Firewood must be stacked neatly at or on patios and decks or within a natural area.

GARAGE SALES

Garage Sales are not permitted within Community.

GUESTS, TENANTS & VENDORS

Guests, tenants, and vendors must abide by all rules and regulations in force at the time. Residents and Property Owners are responsible for the conduct and actions of their guests, tenants, and vendors.

HUNTING & FISHING

Fishing is permitted in ponds and lakes which are not adjacent to the golf course or behind a resident's home. Only Property Owners and their guests may fish. Guests must be accompanied by the Property Owner. Fishing is on a "catch and release" basis only.

LOT MAINTENANCE

All privately maintained landscape and slope areas shall be kept an acceptable condition. This includes, but is not limited to, control of leaves, health of turf, mulch, weeds, plant material coverage, irrigation, dead/diseased trees, and height of grass.

NO-TRESPASS BY HUNTERS

POA (Resolution 10.19.11.05) authorizes the placement of posts on any lot within our community for the purpose of allowing lot Owners, at their option, to comply with North Carolina General Statutes (Section 14-159.7) to post property against Trespass by Hunters. The established ARB guideline that all purple tipped posts will be 2"x 2" treated lumber with a finished height of 44" from the ground.

NOISE & NUISANCE (Revised and Board approved on 03/16/2021)

No use or practice which is either an annoyance to Owners or an interference with the peaceful possession and use of the Property by Owners will be allowed. No Owner will commit or permit any nuisance or any immoral or illegal activity on or about the Property. For greater clarification, no Owner will knowingly or willfully make or create any unnecessary, excessive or offensive noise or disturbance which destroys the peace, quiet and/or comfort of the Owners, or allow any such noise or disturbance to be made on or about his Unit. Residents are urged to avoid noise disturbances before 8:00 AM and after twilight.

PARKING & GARAGE REGULATIONS

The overall intent of the following rules and guidelines is to prevent the permanent parking of vehicles in driveways and to limit the time during which guest or service vehicles may be parked on the street.

1. All family vehicles, other motorized vehicles, recreational vehicles and related recreational equipment must be stored either in garages or indoors. When garages are not in use, garage doors are to remain closed. (Covenants, Section 11.1.3).
2. Permission for a property owner to park a car or pick-up truck in a driveway due to reasonable family circumstances must be obtained in advance from the Community Manager.
 - a. As one example of reasonable family circumstances, permission will be given for one car to be parked in a driveway for a child of driving age attending high school or college; with the understanding that it will not be on a permanent basis.
 - b. Permission will not be given for a car to be parked in a driveway when any garage is being used for the storage of personal possessions or for any other use which prevents it from being used for car parking.
 - c. Any permission given will be reviewed by the Community Manager on an annual basis to ensure that there have been no changes in circumstances.
3. Service vehicles may be parked at curbside or on the driveway for no longer than 8 hours in a 24 hour period.
4. No vehicles may be parked on the street overnight.
5. Guests of a property owner may park their vehicles on the owner's driveway for the duration of their stay.
6. An owner may park their boat or recreational vehicle in a driveway only for cleaning, unloading or loading; and, in any event, for no longer than 24 hours.
7. During snow events, no parking of vehicles on roadways is permitted.

RECREATIONAL VEHICLES

Boats, boat trailers, jet skis, camping trailers or similar vehicles will not be placed, parked or stored outside of any Residence, Condominium Residence, Villa Tract, or Lot, except as specifically permitted in advance by the Community Manager. Except as specifically allowed and approved in advance by the Master Association, no commercial vehicles, boats, boat trailers, buses, house trailers, motor homes, trucks, camping trailers, vans, motorcycles, motor scooters, go-carts, motorbikes or other similar vehicles, whether of a recreational nature or otherwise, with the exception only of four-wheel passenger automobiles and pickup trucks, will be placed, parked or stored upon any Villa Tract or Lot.

The Master Association can grant an Owner permission to bring onto the property a boat, boat trailer, motor home, camping trailer, or van upon application by the Lot Owner. Upon showing written evidence of such approval at the entry, the Owner may bring such vehicle onto the property and park it inside a garage. The Owner will not have his boat outside for more than twenty-four (24) hours preparing it for storage.

RENTING & LEASING OF PROPERTY

In order to verify the right of access to the community and the right to use of the Master Association's Common Areas, an Owner, that rents or leases his or her unit must submit the following at least three (3) business days prior to commencement of the tenancy or occupancy of the unit:

1. An executed rental or lease agreement to the Master Association.
2. A Certificate of Understanding executed by Owner and tenant which stipulates that they have received, read and agreed to fully abide by the ARB guidelines, By-Laws and Rules and Regulations. The Certificate stipulates that the Owner and the tenant are jointly and severally responsible for any fines and penalties incurred for violations of the governing documents in the same manner as an Owner. Should the tenant fail

to comply with the Certificate of Understanding or any other obligation, the Property Owner will be held accountable for the actions of their tenant(s).

3. All tenants are required to register their vehicles with the GCPOA Master Association office and obtain decals.
4. Submission of a Transfer Fee in the amount of twenty five dollars (\$25.00) for each leased property payable to the GCPOA, which will be considered an assessment charge against the subject property.

SATELLITE DISHES & ANTENNAS

The placement of a satellite dish is subject to the Federal Communications Commission's (FCC) over-the air Reception Devices (OTARD) rules. However, the ARB requires that Property Owners contact the Community Manager or ARB Administrator to review the proposed location prior to installation. The POA may require ARB approval after review of proposed location. Unless otherwise allowed by FCC regulations, antennas are not permitted unless they are designed and located so as not to be visible from adjoining Homesites, streets, golf club property, common property, or common area.

SCOOTERS, GOLF CARTS & SKATEBOARDS

Golf carts are permitted on the roadways, driveways, and parking areas of the community. Scooters and golf carts are subject to the rules of the road and are not permitted on the sidewalks. Skateboards are not permitted on either the roadways or sidewalks.

SIGNS

The size and design of all signs must be approved by the ARB before a sign is installed. No signs, billboards, advertisements or notice of any kind including "For Sale" or "For Rent" signs will be displayed within Governors Club. Security signs are limited to one (1) small sign in the front yard. One banner not exceeding 15 square feet is permitted on a temporary basis. Banners are not allowed in setbacks, common areas or attached to trees.

Open house or other signs for resale of units are not permitted.

SOLICITATION

No solicitation is permitted within the community.

SPORTING EQUIPMENT & BASKETBALL HOOPS

No basketball structures or fixed sports or play apparatus will be installed or attached on any dwelling or garage. Basket goals that are not on wheels are considered structures and must be approved by the ARB. Portable basketball hoops on wheels must be removed to storage that is screened from public view, at dusk each evening.

Bicycles, tricycles, skateboards, other wheeled vehicles, toys, hockey goals and bicycle or skateboard jumps, and any other portable recreational property must be stored outside of public view by dusk each evening. Owners are responsible to the association and/or neighboring Property Owners for any damage to the common areas and or neighboring properties that might result from the actions of their children, guests and/or children of tenants.

TOWING POLICY

The Master Association shall have the right to authorize the towing of any vehicles which are:

1. In violation of the governing documents.
2. Unauthorized to park in the common area parking lots, which are for temporary parking only unless otherwise noted.

TRAFFIC REGULATIONS

All State of North Carolina Motor Vehicle statutes are hereby adopted by the POA and will apply to all roadways within the Community.

1. The posted speed limit on roadways within the Community is 25 MPH.
2. Traffic signs regulations apply to all vehicles including, but not limited to, resident-owned and commercial vehicles, and service trucks.
3. No vehicle will be operated in a manner that is unsafe or presents a danger to the safety of persons and/or property.
4. All vehicles will be licensed and operated as required North Carolina Motor Vehicle Code including noise abatement.

TRASH DISPOSAL

All trash, garbage and other waste must be kept in sanitary containers and within an enclosure except during trash collection. Garbage should be placed curbside no earlier than noon on the day prior to the scheduled pick-up day. Garbage will be placed in covered containers provided by the property Owner or in containers furnished by the waste collection contractor.

Garbage containers must be removed from the curb and out of view by the end of the day of pick up.

Dumping or burning of trash, rubbish or other waste is not allowed (Covenants, Section 11.2.4).

TREE REMOVAL

In reviewing building plans, the ARB takes into account the natural vegetation, such as trees and shrubs, located on or near a Unit, and will encourage the Owner to incorporate them in his landscaping plan. No Lot may be cleared without the prior written approval of the ARB. No trees of four (4) or more inches in diameter at two (2) feet above the natural grade will be cut or removed without the prior written approval of the ARB. If a tree is removed, the ARB may request the Owner to replace it with another tree of similar type.

USE OF COMMON AREA

Community use of the POA Building is intended for Governors Club Property Owners. Any use by non-Governors Club or groups requires the written permission of the POA Board. The POA reserves the right to amend any and all of the below terms, conditions and fees without prior notice. These policies have been established to enable residents to reserve and enjoy the POA Building while assuring that the rights of fellow residents are protected. To make reservation arrangements, or to obtain further information, please contact the POA office.

- The use of the POA Building may be reserved by a resident for a social function. In general, use of this common area facility for social function will be on a first come basis.
- POA business takes priority during normal business hours, at which point, a resident's pre-scheduled event could be cancelled.

- Property Owners or their tenants for parties or other functions on a pre-arranged reserved basis are subject to the terms and conditions set forth in the Rental Agreement.

USE RESTRICTIONS

All provisions of the CC&Rs and ARB Guidelines not referenced in this document remain in full effect and must be adhered to by all Property Owners and Tenants. Article 11 of the CC&Rs references Use Restrictions, which have been included in this document. Other items listed under Article 11 are below:

1. Garages
2. Landscaping Maintenance of Lots
3. Subdivision of Lots
4. Setbacks
5. Lots adjacent to the Golf Club
6. Fences, Walls and Hedges
7. Swimming Pools
8. Clotheslines
9. Residence Graphics
10. Garbage and Trash Containers
11. Nuisances
12. Storage, Accessory Buildings, Utility Enclosures, and Waste Receptacles
13. Landscaping
14. Outdoor Equipment
15. Setbacks
16. Storage, Accessory Buildings, Utility Enclosures

DISTRIBUTION OF VEHICLE PERMITS (Barcodes)

Barcodes are exclusively available to vehicles of the following individuals:

- Registered property owners
- Lessees whose names appear on a house rental agreement
- Relatives and children of the aforementioned parties
- Caregivers
- POA and Country Club Employees
- POA Approved Service Providers
- Non-Resident Country Club Members

New residents must show evidence of current property ownership or evidence of a signed lease agreement (for six months or more) of a home in Governors Club, and a valid driver's license of the lessee(s) will be required prior to the distribution of a bar code. All other individuals permitted to receive a bar code may be required to show a valid driver's license and/or proof of employment/club membership/family relationship.

The current fee is \$10.00 (cash or check) per barcode and can be obtained at the POA office. Fee must be collected at time barcode is issued and vehicle must be present.

All other visitors of a household must be entered into the POA gate access software and obtain a pass at the gate prior to entering Governors Club. See the POA website and click on GATE to enter the POA gate access software. The list of permanent visitors should be limited to no more than ten service providers and guests.

APPENDIX 1 - DEFINITIONS

- ARCHITECTURAL REVIEW BOARD (ARB) - Means and refers to that permanent committee of the Master Association, created for the purpose of establishing and enforcing criteria for the construction of improvements within the Property.
- ASSOCIATION – Governors Club Property Owners Association, consisting of all deeded members and lots located in Governors Club.
- BOARD OF DIRECTORS (Board) - elected or appointed Directors of the Property Owners Master Association and provided for in the By-Laws.
- CC&RS – Governors Club Covenants, Conditions and Restrictions are limitations and rules placed on a group of homes by the Property Owners Association.
 - COMMON AREA – Means and refers to any and all real property and easements and any interests therein together with the facilities and improvements owned by the Association. Common Property is intended for the common use and enjoyment of Owners, and which are identified and dedicated to the Master Association on any recorded subdivision plats of the Property, or conveyed to the Master Association by deed or in this Declaration or any other declaration of covenants and restrictions that may hereafter be recorded in the County.
- COMMUNITY – The subdivision representing the Governors Club Property Owners Association.
- CONTRACTORS - Person(s) who contracts to furnish supplies or perform work at a certain price or rate – for example: lawn and landscaper service providers, roofers, arborists.
- DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) – Governing document which spells out the essential elements of Ownership, establishes protective standards, restrictions and obligations.
- GUEST – Means any invitee of a deeded member or the invitee of a tenant.
- LOT - Means and refers to any lot located within the areas of Governors Club designated as a "Village Home Lot," a "Single-Family Lot," a "Club Cottage Lot," a "Villa Lot" or a "Patio Home" on the Development Plan or any amendment to the Development Plan, or shown on the recorded plats of the Property.
- MASTER ASSOCIATION - Means and refers to Governors Club Property Owners Association, Inc., a North Carolina corporation, not-for-profit, its successors and assigns.
- MASTER ASSOCIATION PROPERTY - Means and refers to all real and personal property, other than the Common Property, which may be acquired by the Master Association for the benefit and private use and enjoyment of all Owners.
- MEMBER – Means any natural person, firm, corporation, trust or legal entity that has, acquired a deed property located in the Governors Club.
- MEMBER IN GOOD STANDING – Means a deeded member who has paid in full all outstanding dues, assessments, fines, fees, citations, finance charges, legal fees, and restitution for damages.
- POA – Governors Club Property Owners Association also referred to as the Master Association.
- PROPERTY OWNER – Also means and refers to a Member of the Property Owners Association.
- RESOLUTION - A resolution is a motion of the Board which is formally adopted by the Board of Directors and stands as a legal document. Resolutions may enact rules and regulations or formalize other types of board decisions.
- UNIT – Means and refers to a single family residence.