

**Dana Hill Community
Standards
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Welcome to Dana-Hill Community! It is in the interest of the residents and management alike to have a stable, harmonious group of Homeowners who enjoy this beautiful mountain area of Hendersonville with its delightful climate, and its proximity to shopping, cultural activities, medical services, and other conveniences. It is important residents and their guests abide by all of these Standards. Violation thereof may constitute grounds for eviction from the community. It is the intention of the ownership of Dana Hill Community to meet the "55 and Older" Federal Fair Housing Law guidelines for all residents living here.

The following Standards may be changed, or new Standards may be adopted at the discretion of management. Management will make such changes as deemed necessary in the interest of safety, security, and aesthetic quality of Dana Hill Community and its residents.

Management's Responsibilities:

All individual home sites remain under the direct control of both Management and Homeowner. Management will be responsible for the repair and maintenance of the park common property. Management will enforce these Standards in an equitable manner and will make exceptions in writing only when extenuating circumstances are present.

Resident office hours: 9:00 a.m. until 12:00 p.m. Monday through Friday. Expanded office hours will be available around the first of every month. Sunday office hours and afternoon hours are set aside for appointments only.

All complaints, notices, requests for services, registration of guests, and all other business must be submitted in writing to the office during Resident Office Hours or placed in the slot in the door at the rear of the office. Please, do not contact any employees of the community with demands or requests for service, but make all such requests directly to the office. Prompt attention will be given to these submissions. Do not give verbal requests as they may be forgotten.

Management's Responsibilities Cont.:

Management will not be responsible or liable for damage, injury, or loss by accident, theft, fire, act of God, or any other cause whatsoever to either the property or persons of any resident or guest; nor for any personal injury to adults or children using the recreational facilities or equipment or tools in the community; or damage caused by negligence of its residents or others; nor for any damage occasioned by failure to keep the park premises in repair or occasioned by water, snow, wind or ice coming through or being upon the space or park premises; nor for any damage due or occasioned by or from plumbing, gas, water, sewer, or other pipes; or the bursting, leading or running of any pipe, tank, washstand, water closet, waste pipe, in, above, upon, or about homeowner's home site or community premises.

Management is responsible for all water and sewer lines from the ground down with the exception of the water valve located in the front yard of a homeowner's home. If a homeowner or contracted labor (including our maintenance staff after hours) utilizes this valve in any way, and the valve fails, the homeowner will bear the responsibility of fixing this valve at their expense.

The management of Dana Hill Community will not act as mediator in neighborhood disagreements.

Management will provide refuse removal once a week at each home site.

Management is responsible for the mowing of lawns around all homes and common areas as dictated by weather conditions. Management will not remove objects on lawn, if an object in on a lawn it will be mowed around. It will be up to the homeowner to then trim around the object. It is up to the homeowner to secure proper trimming of plantings including trees, shrubs and grass as well as proper fertilization and watering of grass.

Dana Hill Community is responsible for the maintenance of all common areas including but not limited to the clubhouse, office, pool, streets, streetlights, sewer plant, signs, etc... Telephone, gas, electricity, and cable television may be secured by homeowner at their request.

Management's Responsibilities Cont.:

Utilities:

Warning: Dana Hill Community contains underground utility line feeds and mains. Do not dig on community property or home site without first contacting the office for the location of all underground utilities.

In the event utility companies do not correct potential hazards to an area when requested by homeowners, management may take further action when notified in writing. If there is an interruption of water or sewer service, please contact the office immediately, including sewer stoppages. A charge may be levied against any homeowner for interruption of any service due to the homeowner's negligence.

Homeowner's Requirements:

All residents must fill out a Registration Card at the office. Full time occupancy at Dana Hill Community is limited to homeowners as noted on the Dana Hill Community Registration Card. The monthly maintenance fee is based on the occupancy of no more than two individuals.

Solicitation is prohibited by residents, guests or others at all times.

Fencing of any kind on a lot is prohibited.

Homeowners are prohibited from engaging in any type of commercial enterprise, except activity conducted by a Homeowner via telephone, fax or computer and that does not increase traffic within Dana Hill Community. Any other business activity is prohibited unless permitted in writing by Management.

All signs visible from the exterior of a home are prohibited. This also includes "For Sale" or any type of signage offering for sale, for information, or supporting type signs.

Homeowner's Requirements Continued:

A maximum of two flags can be hung on or around the exterior of a home, only IF one flag is the United States Flag. All other flags to be displayed must be approved by management before being placed outside. Flags may not be larger than 3' by 5' in size. Flag locations must be approved by management before placement of a permanent hanging device.

All satellite dishes of no greater than 29" diameter, are to be affixed upon a Homeowner's home, at the rear of the home, permission must be granted by management for final placement of all satellite dishes before installation.

Homeowner Responsibility:

Homeowners are responsible for complying with all applicable laws, ordinances, and regulations of the county and state. In case of fire to a homeowner's property, the Homeowner is responsible for any cost of repair and cleanup of the home site. Anyone who enters or lives in the community, do so at their own risk.

A sixty day written notice is required to be given to the office for the removal of a homeowner's home from Dana Hill Community. The removal is the responsibility of the homeowner and shall be performed by a manufactured housing mover approved by Management. Thirty days prior to vacating a lot, a \$2,000.00 security deposit is to be given to Dana Hill Community Management. The funds are to ensure that all bricks, blocks, cement, foundations, etc are removed and the lot left in its original condition and any damage done to Dana Hill's property or adjacent property is repaired. If the Homeowner has completed the work of placing the lot in order and management has inspected the home site the deposit will be refunded. If any part of the cleanup has not been completed one week after move out date, then management has the right to complete the work in restoring the lot and take the funds for the work out of the clean up deposit giving any unused portion back to the homeowner. All trees and shrubs on the home site become the property of Dana Hill Community and shall not be removed.

Homeowner Responsibility Continued:

Visitors' vehicles that enter Dana Hill Community at the invitation or authorization of a Homeowner remain the responsibility of that sponsoring Homeowner, until the vehicle leaves the premises. Damage to common areas or other Homeowner's leased property caused by such visitor's vehicle may be assessed against the sponsoring home owner. This includes all moving and delivery vehicles.

A plan of any improvements or alterations to *the exterior of your home* or the home site must be submitted to the office prior to the commencement of work *for approval*. Improvements include, but are not limited to, awnings, porches, carport extensions, planter beds, air conditioners, any gardening, statuaries, home expansions, home painting, shutters being painted, exterior hangings, gravel, metal roof, satellite dish etc... A box is located in the Mail Box area with a form that must be completed and submitted to the office for consideration.

Exterior statuary and nick knacks are limited to three. Do not place more than three items outside your home. Items may not be any taller than 20 inches and no wider than 18 inches. All should be natural stone color or painted white. All are to blend into the environment, with no item attracting the focus of attention. Fountains and Plastic Flowers are prohibited.

Along with this limitation on exterior statuary and nick knacks, homeowners may also have a maximum of 2 bird houses, 1 bird bath, and 3 bird feeders.

Overnight house guests are allowed for a cumulative total of thirty days a year. All overnight guests will be taken into account for this total. After the thirty days a charge of \$10.00 per day per person will be levied. Guests staying for any duration of time must be registered with the office.

Home Resale:

Existing homes may be sold by their owner through independent sales efforts. Dana Hill Community offers a sales service for a fee. Anyone purchasing an existing home must fill out an application and be approved by management before transfer of occupancy can occur. As covered earlier, all “For Sale” signs or Realtor signs or other supporting type signs are prohibited within Dana Hill Community boundaries.

Home Site Rental:

Each home site rent and all other fees are payable in advance of the first day of each month *by check only*, and are past due after the 5th of the month. Rents paid after the 5th are subject to a \$1.00 per day charge until payment is made. Home site rental is prorated when a homeowner moves into Dana Hill Community. The home site fee is not prorated when vacating or moving.

The rental fee is based on the occupancy of no more than two persons. An additional fee of 20% of the current *rental* fee for the lot will be levied on each person in excess of two. Management shall have the right to limit the number of persons living at each home site, and has the right to approve all occupants at each home site.

Sub-letting of a home or home site by a homeowner is **STRICTLY** prohibited.

Home Site and Home Maintenance:

All homes and home sites must be kept neat, clean, and free of debris. Nothing is to be stored outside your home except outdoor furniture, grill and hoses. Other items to be stored outdoors must be approved by management. Management reserves the right, after proper notification, to clean, pick up or trim a home site and bill the resident for this service. At Managements sole discretion, Management may determine that exterior decorations or landscaping are not acceptable with the general appearance of the community and may require items to be removed or work to be reversed.

Parking and Storage:

A maximum of two permanent vehicles will be parked at each home in the space provided at each home site. Other arrangements must be made for any permanent vehicles in excess of two.

Vehicles may be temporarily parked at the clubhouse or designated park overflow areas. Vehicles parked in these overflow areas must have an identification form filled out and placed in the front windshield for view from the outside the vehicle. Forms can be found at the Mail Box Area, look for the labeled black mail box. For a definition of “temporarily” please see management.

Visitors’ vehicles that enter Dana Hill Community at the invitation or authorization of a Resident remain the responsibility of that sponsoring Homeowner, until the vehicle leaves the premises.

No parking in or on the streets, vacant lots or on the grass areas around your home at any time. Streets need to be left open for emergency vehicle traffic. Immobile vehicles may not be stored at or around a home site. Repairing of vehicles in your driveway is prohibited. However, maintenance work on your vehicle is acceptable.

The storage or parking of travel trailers, motor homes, boats or other such vehicles will not be permitted at a home site except for the loading or unloading of the vehicle for a trip. Two hour maximum time is allowed for this process. This extends for temporary containers for storage such as Pods type units. These may not be stored or located at a home site for any period of time.

General Guidelines:

- 1.** Place trash in sealed plastic bags at curb side the morning of your streets scheduled pick up day. Make sure all cardboard boxes are broken down and flattened for pick up. Management will only pick up household trash placed in sealed plastic bags at curb side. Other arrangements must be made for trash other than household type, boxes broken down or recycle.
- 2.** The running of water to “prevent” pipes from freezing is prohibited.
- 3.** Maintenance of *your personal* automobiles is acceptable in your driveway. Any repair work on any vehicles on your home site is prohibited. Working vehicles not owned by you, maintenance or repair is prohibited at your home site.
- 4.** All Homeowner vehicles including motorcycles must be equipped with a noise reducing muffler.
- 5.** Boisterous parties, loud radios or televisions, noisy vehicles, or other disturbances will not be tolerated after 10:00pm week nights and after 12:00 am on Friday or Saturday nights.
- 6.** Unfit behavior including lewd or drunken or conduct that violates the laws of county, state or federal governments will not be tolerated and may result in immediate eviction from Dana Hill Community.
- 7.** The use of firearms or any projectile shooting devices is prohibited within Dana Hill Community.
- 8.** The community speed limit is 15 mile an hour.
- 9.** Homeowner must weed flower beds, planter beds, and any other designated non mowing areas around their home.
- 10.** Driveway painting, staining, or sealing is prohibited.
- 11.** Certain plants are prohibited within Dana Hill Community, such as Leland Cypress, English Ivy, Weeping Willows, and Silver Maples. Please submit to the office using the exterior work sheets, all plants and locations to make sure plants are approved.

General Guidelines Continued:

- 12. Hanging Clothing Outside. Clothes can be hung outside of a home for drying utilizing an approved hanging device in an approved location. Under no circumstances is clothing or other materials to be hung out to dry or air out between carport posts. Hanging devices must be taken in when drying is complete.*
- 13. Homes that have a lamp post, must keep the lamp post free of plantings, vines, anything that obstructs the responsibility of each homeowner, management can assist in this replacement, call the office.*
- 14. Be respectful of neighboring home sites. Do not cross a yard that isn't under your direct control without first receiving permission to cross this yard by the leasing homeowner.*
- 15. Management discourages the use of gravel or stones to bed planting areas. Remember, all submissions for planting areas must be made in writing, and submitted to the office for approval.*
- 16. House numbers are located on each lamp post. Replacement of any faded numbers on lamp posts is the responsibility of the homeowner.*

Pond:

Entering the pond for any purpose (swimming, wading, fishing, boating, ice skating, etc.) is prohibited.

Pool:

Pool hours of operation are from 10:00 a.m. till dusk, unless otherwise posted.

1. Swim at your own risk, a life guard is not provided.
2. NEVER swim alone.
3. Shower off before entering the pool water.
4. Only registered guests are permitted to use the pool when accompanied by a homeowner as defined above.
5. Only standard swimwear is acceptable in the pool area. No jeans, or jean "cut offs", or other type of street clothing are permitted to be used as swim attire.
6. Do not bring glass containers into the pool area for any reason.
7. No smoking in pool area.

Pets:

All dogs or cats must be pre approved by management and registered in the office. Large dogs will not be accepted at Dana Hill Community.

Dogs or cats are not allowed outside a home except on a leash in the home owner's yard, or on a leash in the designated walking areas only. Pets must be carried or driven to these designated walking areas. Walking of pets up and down the roads in Dana Hill Community is strictly prohibited. Dogs and cats are not to be left unattended or penned up outside, or be allowed to roam freely at any time. Such pets may be captured and turned over to the proper authorities.

Dog waste must be picked up or buried and can not be left on the ground.

North Carolina requires rabies vaccinations of dogs and cats. Homeowner's may be required to show proof of vaccination. Dogs and cats must not cause a disturbance within Dana Hill Community. Management has the right to require the removal of any pet that becomes a nuisance to management or other residents. Visitor's pets are under the same restrictions as outlined above.

Clubhouse Guidelines:

The recreation hall is for everyone to enjoy. The use of the hall by residents for reunions, card playing, pot luck dinners, bingo, etc... is permitted and encouraged. The clubhouse is open from 9 a.m. until 10 p.m., unless other arrangements are made through management. All use of the clubhouse must have the approval of management before the event is to occur. Please contact the office for reserving any common areas. Management reserves the right to approve and schedule all functions within the clubhouse.

Do not smoke *or bring alcoholic beverages* into the clubhouse for any reason.

The library operates on an honor system. Please return any borrowed books when you are finished.

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Homeowner's may use the shuffle board courts during clubhouse hours.

Please refrain from walking on the shuffle board courts at all times.

All guests utilizing the clubhouse must be accompanied by the homeowner whom they are visiting.

Storing items in the clubhouse without the permission of management is prohibited. Any items found in the clubhouse will be disposed of if permission has not been granted for their storage.

All residents who utilize the clubhouse for events are responsible for the clean up after. This includes the sponsoring Homeowner of private functions.

Amenities like the Clubhouse reserved for an approved private function must have the sponsoring Homeowner present at all times. Guests may only use the specific area reserved.