

# **The Reserve Condominium Owners Association, Inc.**

## **Amendments to Rules and Regulations**

Effective December 1, 2012

### **Amended Rule 4: Occupancy Limits**

Each Unit is subject to an occupancy limit, whether on a long or short-term basis, rental occupancy included. No more than six (6) persons shall stay overnight in an Upper Level Unit at any time. No more than four (4) persons shall stay overnight in a Lower Level Unit at any time. All advertisements for lease or rental of a Unit shall include the applicable occupancy limit.

### **Amended Rule 8: Parking**

Each Unit is limited to a maximum of two (2) vehicles for overnight parking. All advertisements for lease or rental of a Unit shall include this parking limit. Parking spaces are not assigned, but occupants shall park in front of the building where they are staying if possible. Guests who are not staying overnight may use available spaces in front of the building where they are visiting for temporary parking. Trailers are not allowed, and trucks that do not fit in standard parking spaces are not allowed, except for temporary parking by contractors or for purposes of moving furnishings. For access to the walking paths leading to the Sugar Mountain Resort ski slopes, occupants of any Unit may use available parking spaces located above Building 9 or between Buildings 34 and 35. Any unauthorized vehicle may be towed at the owner's expense.

### **Procedure for Imposing Fines (based on requirements of NC Condominium Act):**

#### **Fines for Violations**

The Association has power to impose fines on any Unit Owner for violations of the Declaration of Condominium, the Bylaws, or any rules or regulations of the Association. A hearing shall be held before the Board of Directors of the Association to determine whether a Unit Owner should be fined. The Unit Owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and, without further hearing, for each day more than five (5) days after the decision that the violation occurs. Any such fine shall be an assessment secured by a lien under the North Carolina Condominium Act and the Declaration of Condominium.