Ticoa View Villas Rules and Regulations 2026

Ownership Rules

1. Ticoa View Villas is a residential Condominium Property, and therefore, each of the Units shall be permanently occupied only by a single-family of no more than (4) four persons at any one time. No unit may be divided or subdivided into a smaller unit. Home-based occupations that meet all applicable zoning requirements may be operated out of the units, provided, that: (i) there are no employees or independent contractor(s) working for an Owner's business within the units, (ii) there is no exterior signage, (iii) there is no traffic in and out, and (iv) such use meets all other municipal code requirements.

The term single-family shall mean persons related by blood or marriage, unmarried couples or roommates, adopted children, and children who are in the legal custody of an adult resident of the unit, or by a group that is substantively like a family. No person under eighteen (18) years of age shall occupy a unit unless his or her parent or the Unit Owner is also in residence.

2. All unit Owners must provide the Association with a pass key or pass combination to all locks for the units for the purpose of emergency entry or maintenance, such as bug spraying. No unit owner shall alter any lock, change a combination, or install a new lock on any of the premises without written notification to the Association.

3. All sellers must submit in writing to the board of the Ticoa View Villas Association (TVV A) 1. A receipt signed by the prospective buyer that the buyer has received a copy of the Declarations, Bylaws and Rules and Regulations for the Ticoa View Villa Condominium and 2. A copy of a fully executed purchase and sale agreement. (Also see Section 5.5 of the Declaration for leasing restriction.)

4. All unit owners for Ticoa View Villas Condominium must purchase HO6 (condo) homeowner's insurance. All policies are to list the Ticoa View Villa Association as an additional insured. Owners must annually submit a copy of the insurance declaration page showing TVV A as the additional insured. Submit to Ticoa View Villas, 20 Tinequa Dr. Brevard, NC 28712.

5. An owner shall not make structural modifications or alterations within or to the exterior of their unit without previously notifying the TVV A Board of Directors for approval. The Association shall have the obligation to respond within twenty-one (21) days, and failure to do so shall mean there is no objection to the proposed modification or alteration. Any alteration to windows, outside doors, outside fixtures, exterior paint colors or any other change to the building exterior shall not

commence without Board approval. Unit owners desiring to implement an addition, alteration or improvement to their unit must submit an Application for Alteration or Improvement form to the TVV A Board before work commences. There will be no cost or fees charged to the unit owner to submit an application for approval of an addition, alteration or improvement to their unit.

6. Unit owners shall inform the Board Secretary of the intention to sell a unit. When listing the unit, the owner must provide the name of the real estate company, agent and phone numbers to the TVVA Board Secretary. Unit Owners must provide their real estate agent or broker with a copy of the current Declarations, By Laws, Rules and Regulations, and minutes from the last TVV A Annual Meeting.

7. Reasonable regulations and rules concerning the use of condominium property may be promulgated, modified or amended from time to time by the TVV A Board. The TVV A Board thereto shall furnish copies of such rules and regulations and amendments to all Unit Owners and residents. The TVV A Board shall have the right to enforce all restrictions set forth in these Rules & Regulations in any manner it deems necessary, including without limitation injunctions, suit for damages, or fines. A copy of current rules and regulations provided by the TVV A Board shall be held in each unit by the owner for reference by any party occupying the unit.

Neighborly Rules

8. No unit owner shall make or permit any disturbing noises that will interfere with the rights, comforts or conveniences of others. No radios, television sets, record players or musical instruments shall be played upon or operated in any unit if the same shall disturb or annoy others.

9. Disposals, dishwashers, washing machines and other appliances that would disturb an adjoining unit shall not be operated after 10:00 pm or before 8:00 am.

10. Dogs are not allowed on TVVA property or in units. This prohibition applies to dogs of Owners and dogs of guests of Owners. Owners shall be responsible for dogs brought on to TVVA property by their guests. The fine for having an unauthorized dog on TVVA property or in a unit shall be $100 for each violation to the maximum extent provided by law; each day that an unauthorized dog is on TVVA property or in a unit is a separate violation.

An exemption from this prohibition may be granted upon a showing that such exemption is required by the Fair Housing Act, the American Disabilities Act or other law. Only Owners may apply for an exemption from this prohibition. Any

Owner seeking such an exemption for themselves or their guests must provide at least seven day's written notice to the Association prior to the dog being on TVVA property or in any unit. Such notice must include documentary evidence that the dog qualifies for an exemption to this prohibition under applicable law. Within seven days of receiving such a notice, the Association must either approve or deny the exemption or request any additional information necessary to make such a determination. If the Association fails to act within the seven-day period, the requested exemption shall be deemed approved.

Dogs qualifying for exemption from this prohibition shall be the responsibility of the Owner who requested the exemption at all times while on TVVA property. Exempt dogs shall always be kept on a leash while outside a unit and on TVVA property and must be taken off TVVA property for exercise or defecating. All dog waste deposited on TVVA property must be immediately picked up and properly disposed of off TVVA property. The fine for failing to adhere to these rules for exempt dogs shall be $100 for each violation to the maximum extent provided by law.

11. No owner, guests or tenant shall discard anything from windows, doors or any part of their unit onto any portion of building or grounds. This includes trash or refuse in any common area.

12. Nothing shall be attached or placed on the exterior of any building or grounds including but not limited to towels, clothing, rugs, mops, yard art, or any other form of ornamentation. Wreaths may be affixed to unit doors or near doors. Firewood and other potentially hazardous material must not be stacked against or come in direct contact with the exterior of any unit. Unused firewood must be discarded in the spring to prevent rotting and termite infestation.

13. No satellite dishes or antennas shall be erected or installed on any building without written consent by the TVVA Board. Any violating items will be removed without notice at the owner's expense.

14. Building entrances and passageways shall be kept clear and unobstructed, including vehicles blocking these areas. Residents should park preferentially in front of their own units, *except in front of the building entrance.* The two parking spaces closest to each pair of entry stairwells are reserved for the two corresponding units (one space per unit). Second or guest cars may park in other parking lot areas, except next to the entrance of other units.

15. No trucks (except for pickup trucks or vans), RV's, campers, trailers or boats shall be parked overnight on condominium property. No one shall sleep overnight in a vehicle on TVV A property. **ALL** ILLEGAL PARKING OF ANY OF THE

LISTED VEHICLES, BOATS, AND TRAILERS ARE **SUBJECT TO TOWING.** A warning will be placed on the illegally parked item that gives the owner at least three hours to move it. Thereafter, it will be towed. The Association will provide the name of the towing company and the location at which all towed items may be reclaimed**.**

16. Alterations to plantings in the common areas (exterior of the building, stairs and front entry and all land around buildings are common areas) must be approved in writing (email is fine) by the TVVA Board or Board appointed committee. There are to be no ornamental or decorative items in planting areas, including wind chimes.

17. No garbage or refuse shall be placed outside of units. Transylvania County provides facilities for garbage and refuse collection on See Off Road.

18. Unit Owners shall be responsible for and shall bear any expense incurred due to damage to common elements and Association Property caused by a Unit Owner, his or her family, guests, lessees and/or invitees, including but not limited to damage caused by moving to or removing from their unit household furnishings or other objects or caused by any other deliveries to or from units. There shall be no marking, marring, damaging, destroying, or defacing of any part of the condominium property.

19. There shall be no feeding of wild animals (except for birds) from any unit or from TVV A property. The exception for bird feeders is subject to the same restrictions required by the Connestee Falls POA rules and regulations. If damage is done to any common element by an animal attracted to a bird feeder, the unit owner, using the bird feeder, is responsible for the repair of the damage.

20. A common area gas grill is provided for the use by owners and guests. No other gas or charcoal grills are allowed. By law, electric grills are the only type of grill that may be placed on the unit's open or screened back porch. All units are required to have an operable fire extinguisher on hand.

21. No personal items shall be stored in any outside location without permission from the TVV A Board of Directors. Owners who have assigned outside storage units may use them for personal items only.

22. It is mandatory for owners to register their guests in advance if family or friends will be using the unit in their absence. The Friends and Family Registration form must be completed and sent to the Board Secretary at least three (3) days before the guest’s arrival.

23. It is the obligation of each unit owner to adhere to the TVV A Rules and Regulations at all times. If there is a violation of the rules and regulations, then it is a violation of the Declaration and will be handled in accordance with Article XIV – Enforcement Procedures of the Declaration.

Rental Rules

24. When leasing a unit, TVV A condominium owners must provide a copy of the following to the TVVA Board President no later than seven (7) days prior to start of lease:
a. A fully executed lease agreement.
b. The Ticoa View Villas Policy Lease Addendum
c. The Ticoa View Villa Rental/Lease Registration Form.

25. Entire units may be rented for a term of no less than one calendar month, and no unit can be leased more than three (3) times per year. Permanent overnight occupancy of the rented unit is limited to the lessee, his or her family and guests. (Maximum 4).

26. It is the obligation of each tenant and their guests to always adhere to the Ticoa View Villas Association Rules and Regulations. The Association will hold the unit owner responsible for any violation committed by a tenant or guest of his or her unit, and the process described in Rule 23 will be followed.

27. Unit owners or tenants may not rent individual rooms.

28. When renting a unit, owners must provide the tenant with a copy of the current TVV A Rules & Regulations prior to signing a lease. The lessee of any unit shall not release or discharge the owner from compliance with any of his or her obligations and duties as a unit owner. The TVV A Board shall hold the Unit Owner accountable for the tenants' compliance with the Rules and Regulations.

Repairs/Assessments, etc.

29. Generally, repairs to the exterior of a unit are the responsibility of the TVV A. Therefore, when an owner identifies a needed repair to the exterior of a unit or common area, they must immediately notify the TVV A Board using the Repair Request Form. If an owner proceeds with a repair without notifying the Board and receiving approval, the owner assumes financial responsibility for the repair.

30. Crawl spaces are the property of the TVV A HOA and are used to service mechanicals of the units. No personal items are to be stored in crawl spaces. When notified of a violation, unit owners will have 60 days to remove items in violation.

31. TVV A will pay for trimming and removal of branches and/or trees that constitute a hazard. To enhance an individual unit's view, unit owners must have prior written approval by the TVV A Board and the Connestee Falls POA. Unit owners are responsible for payment for trimming and/or removal to enhance individual unit views.

32. From time to time the TVV A requires a special assessment to pay for large repairs or improvements. Costs will be divided among all unit owners. All unit owners must pay these special assessments in a timely manner.