

BALDWIN COMMONS TOWNHOMES
Professionally Managed By IPM Corporation
PO Box 580 Arden, NC 28704

COMMUNITY RULES AND REGULATIONS
For Baldwin Commons Townhomes
Updated January 2023

These rules and regulations are intended to maintain a “unified look”, thus preserving and enhancing the value of our properties. It is also desirable to afford individual owners an opportunity to add personal touches that compliment, but do not overwhelm the base plan nor create a look that is out of character with the rest of the community. Some restrictions such as limiting attachments to building exteriors, fences, retaining walls, etc. are to prevent premature costly repairs or replacement. Others like the quantity and size of non-plant ornamentation and plant height limitations promote good neighbor policy and prevent obscuring views.

All homeowners are required by the Community Covenants to adhere to rules and regulations established by the Townhome Association, including their family members, guests and renters. The Association’s Board of Directors will monitor owners’ compliance, review written requests for changes and advise management of violations for enforcement. They will also work closely with the Association’s landscape contractor, monitoring performance and making recommendations for seasonal beautification and longer-term improvements to the base plans.

I. GENERAL USE RESTRICTIONS

1. **Pets:**

The Pet policy is based on the assumption that pet owners will be able to enjoy their pets and that we will all be considerate of each other. Pet owners assume full responsibility for their pets’ behavior, noise, damage, and droppings.

- i. Only dogs, cats, birds, fish, and other such animals as approved by Association may be kept and maintained in the dwelling unit. No more than 2 orderly domestic pets within any unit.
- ii. When outside, all pets must be on a leash or within a fenced yard, shall not be left unattended, even within a fenced yard, and shall not become a nuisance. This is in accordance with the Buncombe County Leash Law.
- iii. Residents are encouraged to keep cats and other similar animals indoors.
- iv. Pet owners are responsible for immediately cleaning up their pets’ solid waste. There are NO exceptions. Bags of waste are to be carried to the owner’s property to be disposed of.
- v. Pet owners are to take care when exercising dogs, so as not to wear out areas of the lawn or to cause damage to the lawn from urination.

2. **Flags and Signs:**

- i. American flags and North Carolina State flags are permitted, in accordance with NC47F. Flags cannot be larger than four feet by six feet and must be displayed in accordance with or in a manner consistent with the patriotic customs set forth in 4 U.S.C. sections 5-10, as amended.

BALDWIN COMMONS TOWNHOMES
Professionally Managed By IPM Corporation
PO Box 580 Arden, NC 28704

- ii. Signs are not permitted to be displayed in public view on any lot, except:
 - 1. One sign of not more than six (6) square feet advertising the property for sale may be placed in a window.
 - 2. One political sign of not more than four (4) square feet may be placed in a window not more than 45 days prior to, and no more than 7 days after an election day, in accordance with NC47F.
 - iii. Additional signs and items that are allowed to be placed outside the units for a period not to exceed ten days: celebration of graduations, sports achievements, etc. that are specific to a member of the household.
3. **Motor Vehicles:** All motor vehicles must be maintained in proper operating condition and in a condition so as not to be a nuisance by noise, exhaust emissions or otherwise. Except for brief emergency repairs, no person shall repair, restore or store any vehicle, boat, trailer or recreational vehicle upon any portion of the Property. Car parts, tires or miscellaneous belongings shall not be left out overnight.
4. **Parking:**
- i. No parking of unlicensed, un-inspected or inoperable vehicles shall be allowed on the property.
 - ii. Residents are permitted to park their vehicles in the unit's garage and driveway. Parked vehicles shall not block sidewalks or extend beyond the curbed portion of the street.
 - iii. Street parking is permitted only where indicated. Only one vehicle per parking space. Do not occupy more than one space when parking in the shared parking area.
 - iv. Any resident desiring to park anything other than a passenger vehicle or light truck must present their request to the Board of Directors.
 - v. Under no circumstances are residents or guests permitted to park in driveways belonging to other owners.
 - vi. At the discretion of the board, vehicles in violation of parking rules are subject to being towed by order of the board at any time after a notice of violation has been delivered to the unit owner(s), if identified as being responsible for the vehicle, and a towing notice sticker has been placed on the subject vehicle.
 - vii. Under no circumstances shall a vehicle block the driveway of any unit.
 - viii. Parking is prohibited in the streets in front of any units that may be under any type of construction or renovation.
 - ix. Parking on the grass is not prohibited.
 - x. No parking of any vehicle with any type of business signage, advertising or tools and/or or equipment affixed to the vehicle (Examples are: ladders, tool boxes, generators, pipes, lumber, etc.) except when parked inside a unit's garage.
5. **Trash Receptacles:** Trash receptacles are not to be put out on the curb or sidewalk prior to noon of the day prior to scheduled trash collection day and are to be removed and stored by midnight of the scheduled trash collection day. Under no circumstances should trash receptacles be left on the curb or sidewalk outside of the aforementioned time period.
6. **Trade or Business:** No trade or business shall be carried on upon any lot or tract, but this restriction shall not prohibit a home occupation which does not cause any noxious or offensive activity and which does not significantly increase traffic to or within the property.
7. **Outside Drying:** No drying or airing of anything which may include but not limited to clothing or bedding.

BALDWIN COMMONS TOWNHOMES
Professionally Managed By IPM Corporation
PO Box 580 Arden, NC 28704

8. **Peaceful Enjoyment of the Property:** No owner shall make or permit any disturbing noises in the building by himself, his family, pets, tenants, employees, agents and visitors, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other owners. No improper, offensive or unlawful use shall be made of any unit or the common grounds and all valid laws, ordinances and regulations of all governmental bodies having jurisdiction shall be observed.
9. **Rentals.** Owners are permitted to rent their units, subject to the following:
- i. All leases shall be in writing and a copy shall be promptly provided to the Association Manager within ten (10) days of lease signing. Owners must also provide contact information (phone and email) for their tenants to the Association.
 - ii. Owners are required to provide a copy of these Rules & Regulations to tenants and all leases must provide that the terms of the lease and the lessee's occupancy are subject, in all respects, to the provisions of the CC&Rs, Bylaws, and Rules & Regulations of the Association.
 - iii. The names of all occupying tenants must be listed in the lease.
 - iv. After a hearing by the Association's Board of Directors, the Board reserves the right to require an owner to evict a tenant for continued violations of the Covenants, Bylaws, or Rules & Regulations of the Association.
 - v. All leases must be for a minimum of six (6) months. Copies of renewals or extensions must be provided to the Association within ten (10) days of signing.
 - vi. The maximum number of Units to be under a lease at any given time is 16.
 - vii. No Unit Owner shall rent his unit for transient or hotel purposes, which for purposes of these Rules & Regulations shall be defined as either rental for any period of less than six (6) months or any rental if the lessee of the unit is provided customary hotel services. Airbnb-style rentals are expressly prohibited. Each permitted lease shall be for an entire unit. No unit shall be subject to or used for timesharing, cooperative, licensing, or other arrangement that would entail weekly, monthly, or any other type of revolving or periodic occupancy by multiple Unit Owners, Cooperators, or timesharing participants.
 - viii. A townhome (unit) will be considered to be a rental for the purposes of meeting the rental cap of 16 units for such time that the owner(s) is/are actively seeking to lease the unit regardless of whether or not the unit is vacant given that the owner(s) is/are not the occupant
 - ix. A unit will not be considered a rental if the owner(s) is/are occupying the unit while actively seeking tenants or to lease the unit effective at the date of first occupancy by the owner(s)
 - x. A previously rented townhome will cease to be considered a rental if at any time the owner occupies the unit, effective at the date of first occupancy by the owner(s)
 - xi. The status of a unit as a rental is transferable upon sale to a new owner(s) given that the new owner(s) will be subject to the same CCRs, rules and regulations. If the new owner occupies the unit at any time the unit will cease to be considered a rental unit at the date of first occupancy by the owner(s)
 - xii. An owner may vacate a property and then lease their unit as long as there are not more than 16 units rented at any given time and in accordance with the CCRs, and other rules and regulations

BALDWIN COMMONS TOWNHOMES
Professionally Managed By IPM Corporation
PO Box 580 Arden, NC 28704

II. ARCHITECTURAL CONTROL

In furtherance of the goal of keeping our community appearing reasonably neat and clean, all areas surrounding the Units shall be kept well Maintained. Items not in immediate use shall be neatly stored behind or within the Units.

10. **Changes to the Exterior:** Any changes made to the exterior of the home, permanent or temporary must be requested of the Board of Directors in advance. This includes base plantings, gardens (flower, herb and vegetable) pedestrian lighting, exterior doors (other than the pre-approved doors), structural additions, stepping-stones, etc. Change requests must be submitted for approval prior to any installation. Requests should be submitted to the Association Manager using the Exterior Change Request Form which can be found on the IPM portal. Please allow at least two (2) weeks for a Board response.
11. **Fencing:** Only wooden fencing or white PVC fencing will be allowed. Fences should be either 5' or 6' in height and all exposed rails must face inward toward the property. The only approved stain for wooden fencing is clear. **Any allowed fencing shall be subject to the approval of the Board of Directors and layout and style plans must be submitted for approval prior to any construction.**

12. **Unit Ornamentation:**

Non-plant ornamentation should be limited.

- i. Statuary: Only one (1) small ornamental statue may be displayed in the front of homes. Similar statuary of the like kind will be considered one (1) statuary. For example, statuary of like kind, such as frogs, birds, etc. can be grouped together and will be considered as one (1) statue.
- ii. Residents may decorate for the holidays with lights, wreaths, and other décor. Holiday decoration should not be put up more than 30 days prior to the holiday and must be removed within 20 days after the holiday. Owners must schedule with the City of Asheville for pick-up of Christmas trees.
- iii. Furniture is not to be displayed on Lawns.
- iv. Any outdoor furniture must be actual outdoor furniture.

III. COMMON AREAS

Owners and residents are reminded that in townhome communities, areas outside of the unit are considered common areas, and not private property. While areas immediately surrounding units are identified as limited common areas intended for the use of that unit, the Association is responsible for maintaining the common areas and therefore establishes and enforces regulations for the use of these areas.

BALDWIN COMMONS TOWNHOMES
Professionally Managed By IPM Corporation
PO Box 580 Arden, NC 28704

A. Activities allowed without prior approval:

1. Residents are permitted to plant seasonal flowers in the beds inside of the sidewalk, with moderation in plant quantity, variety and size. Vegetables and herbs gardens are permitted behind the unit and not to exceed boundaries of the unit. Such container gardens are to be maintained in moderation. Owners are responsible for repairing mulch that is disturbed, maintenance of such plantings and their removal at the end of the season. Similar plantings in small decorative pots may be placed outside the home entrance.

B. Activities requiring prior approval:

1. Planting and tree additions will be addressed by individual written requests that are in keeping with the general look and feel of the neighborhood.
2. No owners, guests or renters shall employ an outside lawn maintenance company or contractor to perform any work on the common property without written approval. No owners, guests or renters will interfere with or give instructions to the Association's landscape contractor. Requests for the landscape contractor should go through the management company.
3. All changes to the exterior of buildings or other common improvements must have prior board approval. Failure to secure written board approval for any exterior change may result in the removal of the change at the homeowner's expense.

V. PROCEDURES

Voluntary compliance is anticipated. Owners who are in violation will be given written notification of specific defaults and a time period for compliance.

Appeals to the decisions made by the Architectural Committee may be made to Baldwin Common Townhome' Board of Directors, by contacting the Association Manager.

Currently the management company for Baldwin Commons Townhomes is:

**IPM Corporation
PO Box 580
Arden, NC 28704
www.ipmhoa.com**

**Tel: (828) 650 6875
Fax: (828) 654 8270**