
The Fields Homeowners Association, Inc

C/o Omega Association Management, Inc.
160 NE Maynard Road, Ste. 210 Cary, NC 27513

RULES AND REGULATIONS

(Revised 12/2018)

1) Homeowners/Tenants

Any owner who rents their residence is responsible for providing a copy of the Declaration of Covenants, the Architectural Review Board Guidelines, and these Rules and Regulations to any tenant(s) occupying their property. The owner is responsible for ensuring that their tenants are aware of and comply with the requirements of these documents and will be charged with any fines imposed by the Association, in accordance with Section 12.1 of the Covenants, as a result of any violations by the tenants. Any suspension of rights to use Common Area facilities will apply to both the owner and the tenant.

2) Enforcement of Rules and Regulations and the Covenants

To preserve the integrity of every homeowner's investment, it may become necessary for the Association to enforce these Rules and Regulations and the Association Covenants, in authorized by sections 3.1 and 12.1 of the Covenants. Fines may be imposed and rights to use Common Areas may be restricted for violations of use in the Common Areas. Owners may have their rights to use Common Area facilities suspended if payment of Association assessments become six months delinquent.

3) Compliance with Architectural Review Board (ARB) Guidelines

As required by Section 9.1 of the Covenants, all exterior modifications to a lot, or any structure on the lot, must be submitted to the ARB for review and approval, if determined to be in compliance with its published guidelines, and section 11 of the Covenants.

4) Signs

Generally, no signs are permitted unless approved in advance by the ARB.

5) Pets

Each Dwelling Unit may house up to five cats or five dogs, which must be contained within the Owners property and not be allowed to run loose within The Fields. Dogs may be exercised in the common areas, but must be under voice control, or on leash in the immediate vicinity of horses. All Moore County and NC laws must be adhered to, including those regarding vaccinations. Horses and ponies may be kept on each lot, in accordance with the limits outlined in section 10.6 of the Covenants. No other animals of any kind are allowed on any lot unless approved in accordance with the provisions of section 10.6 of the Covenants.

6) Hiring of Trainers for Homeowner Owned Equines

Propose to add an Amendment that allows community members currently living in their homes in The Fields to hire professional trainers who are at least eighteen (18) years old, and paid for their services, to exercise and/or train equines that are owned by that member and living on the member's lot, without the member being present. Said trainer would be allowed to use the common area arenas, field and trails in Phases 1 & 2 only, and will be held to the same standards that community members adhere to, including, but not limited to, replacing of jumps or perimeters of arenas taken or knocked down, responsibility to report to their client any issues or damages incurred while training, parking restrictions on roads and other properties, no trespassing on other properties. Neither the trainer or member may bring in any non-member owned equine or invite non-member persons to train or school with the hired professional. To safeguard both the community and trainer the home owner is responsible for any costs to repair or replace damaged items/areas and cover any and all injuries whether the trainer provides a legally binding certificate of insurance or not. The homeowner hiring the trainer must submit a copy of a signed agreement between themselves and the trainer including the name, phone number and address of the trainer, insurance certificate if available, and dates of employment to the Board prior to the trainer beginning work. This paperwork is not for approval but for recognition purposes to the other lot owners and for the community's records. All agreements are good for one (1) year and must be reissued annually. Homeowners who are present when their trainer is working with them or their equines do not need to submit this agreement to the Board.

7) Parking in Common Areas

Generally, parking of any vehicle in the common areas is not permitted. However, temporary parking is allowed when using the common area facilities, e.g. a family member or guest accompanying a rider, or vehicles performing maintenance functions. Other vehicles and horse trailers are allowed during a Special Event approved by the Association.

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8) Parking on Lots

The following may be stored or regularly parked on any lot, when owned by an owner or resident of the lot upon which a dwelling unit has been constructed:

- a) Properly registered and insured automobiles and pickup trucks
- b) One tractor, with attachments, intended solely for the maintenance of the lot
- c) One horse trailer or one-horse van
- d) All other vehicles and equipment must be stored within the footprint and under the roof of a structure approved by the ARB
- e) Inoperative or unregistered vehicles must be parked in a garage with the garage door completely closed.

9) Portable Storage Units and cargo trailers

PODs and cargo trailers are allowed for the purpose of moving in or out of a Dwelling Unit, for a maximum of two weeks.

10) Recreational Vehicles in the Common Areas

The Fields is a residential equestrian community, and the safety of these activities is a primary goal. Thus, four wheel and three-wheel ATVs, go-carts, bicycles, motorcycles, or similar vehicles may not use any the common areas as defined in Section 1.11 of the covenants, except that such vehicles owned by a resident owner or tenant may traverse the named roads/streets, subject to the posted 15 MPH speed limit, and while avoiding any conflict with horses or horse carriages, . Vehicles owned by the Association or its contractors, or by an owner with permission from the Association, may use the equestrian easements in the performance of maintenance duties.

11) Use of Common Area facilities

- a. The use of arenas and riding trails is limited to Owners, Tenants, and their accompanied guests.
- b. A maximum of three guests at a time is allowed, unless participating in a Special Event approved by the Association.
- c. Persons boarding horses, where permitted, may only use the arenas and riding trails as an accompanied guest.
- d. The Association requests that use of the arenas be avoided when standing water is present, to avoid additional maintenance costs.
- e. The Association may approve Special Events sponsored by other organizations, with appropriate evidence of assumption of liability and signed release forms.
- f. An owner or tenants may receive lessons in the arenas. Guests and persons boarding horses may not receive lessons in the arenas.
- g. Persons using the jumping arena are expected to re-set any jumps knocked down.
- h. It should be noted that the Association budget does not provide for routine maintenance dragging of the arenas, and this is left to the people who use them, on a voluntary basis.

12) Maintenance of lots

The value of all lots in The Fields is affected by the overall appearance of the community. Therefore, all owners are required to clean, keep in good order, repair, and repair all portions of his or her Lot and Dwelling Unit. Pastures are required to be mowed at least twice a year, by the end of June and by the end of October.

13) Fencing

All fencing for either horses or dogs must be approved by the ARB and meet the requirements of the ARB Guidelines and Section 11 of the Covenants. Temporary fencing may be approved for up to three months at a time. The preferred temporary fence material is black or orange, plastic posts and black vinyl tape. Wire fence is not permitted.

14) Damages

Any homeowner(s) damaging Common Area property is responsible for repairs and subject to fines. Homeowners are responsible for any damage caused to Common Area property by their tenants or guests.

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15) Hazards

The discharge of firearms, fireworks or any other noisemaking or explosive device is not permitted at any time within The Fields.

16) Speed Limit

For safety reasons, the speed limit on any road within The Fields shall be 15 MPH, applicable to any type of vehicle.

17) Security Gates, Gate Codes, and Construction Hours

The security gate system is in place to assure a reasonable level of privacy and security to all residents of The Fields. Thus, all owners and Tenants are expected to adhere to the following:

- a) The permitted hours of construction within The Fields are Monday through Saturday, 6:30 AM to 6:30 PM. The security gates are programmed to open upon approach during these hours. All owners are expected to make sure their contractors are aware of these hours and adhere to them.
- b) Security gates will open during other hours by using the remote control or the security code.
- c) Each owner will be provided with two remote controls, usually upon the completion of the Dwelling Unit. The owner is responsible for remote replacement and providing remotes to their tenant.
- d) The Security Code is intended for use by all Owners, Tenants, and family members. The code should not be provided non-residents or contractors. Flagrant violation of this requirement may subject the owner to the expense of replacing the code and notifying all other owners.

18) Rules and Regulations

The Board of Directors of The Fields Homeowners Association may, at any duly held meeting, make revisions to these Rules and Regulations.