

The Fields Property Owners Association, Inc
101 Bracken Hill Road, Cameron, NC 28326

RULES AND REGULATIONS

(Revised 07/2025)

1) Homeowners/Tenants

Any owner who rents their residence is responsible for providing a copy of the Declaration of Covenants (“CCR”), the Architectural Review Committee 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, as 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 (ARC) 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 ARC for review and approval, if determined to be in compliance with its published guidelines, and section 11 of the Covenants.

4) Proposed changes to the Declaration of Covenants

The Declaration of Covenants serves as the “constitution” of the Fields Equestrian Community. It establishes the foundational conditions upon which the community was created and outlines the agreements accepted by all residents upon purchasing property. Amending the CCRs requires significant community consensus. As stated in Section 12.4, any amendment must be approved by 75% of lot owners. Given the weight of such changes, proposed amendments should not be undertaken lightly. Residents in good standing, with no outstanding balances or unresolved violations, wishing to propose an amendment change to the Board of Directors must undertake the following process:

1. The petitioner must draft a petition that includes the proposed amendment language and secure written support from 50% of lot owners (19 signatures).
2. The Board of Directors will review the petition for clarity, completeness, and consistency with existing CCRs. The Board may request revisions or additional information if necessary.
3. Upon Board approval, the proposed amendment will be forwarded to the Association’s attorney for legal drafting.
4. The Board will place the proposed amendment on the agenda for the November Annual Meeting. To be included in the current year’s agenda, all submissions must be finalized by September 30.
5. If approved by the required vote of the community, the amendment will take effect on January 1 of the following year.

5) Signs

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

6) Pets

Each Dwelling Unit may house up to five cats or five dogs, which must be contained within the owner’s 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, mules, donkeys 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.

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.

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 horse trailer or one horse van
- c) All other vehicles and equipment must be stored within the footprint and under the roof of a structure approved by the ARC
- d) 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 before and after the day of moving.

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, golf carts, 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, (Note: Honeysuckle Hill Road terminates at the circle between lots 32 and 34) 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, as well as avoiding extensive lunging of horses in the arenas, in order to minimize 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. Lots 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 ARC, and meet the requirements of the ARC Guidelines and Section 11 of the Covenants. All fencing must be in a dark-stained finish, to be completed no later than one year from installation. Temporary fencing may be approved for up to three months at a time. The preferred temporary fence material is black 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.

15) Hazards

The discharge of firearms, fireworks or any other noisemaking or explosive device is not permitted at any time within The Fields. No hunting is allowed in 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) Permitted job site work hours for contractors 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 control FOBs., usually upon the completion of the Dwelling Unit. The owner is responsible for FOB replacement, providing FOBs to their tenant, and transfer to subsequent owners. Vehicles equipped with HomeLink/universal garage door opener can be programmed to open the gate. See your owners manual or instructions on the pay/HOA site under documents.
- d) The Security Code is intended for use by all Owners, Tenants, and family members. In consideration of the privacy and security of all residents, the code should not be provided to non-residents or contractors. Repeated violation of this requirement may necessitate more frequent changing of the code with notification to all owners. The Association reserves the right to bill the expense of these changes to any responsible owner identified.

18) Rules and Regulations

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

