

Rules and Regulations Laurel Ridge Property Owner's Association

The following are the rules and regulations of the Laurel Ridge Property Owners Association. The rules are organized based on the relevant portions of the Declaration of Covenants, Conditions, and Restrictions for Laurel Ridge (Covenants). The provisions of the Covenants are applicable to all property owners in Laurel Ridge and take precedence over the rules and regulations insofar as the latter are inconsistent with the former.

I. Membership & Voting Rights

See also LRPOA Bylaws.

II. Architectural Standards

See Architectural Review Committee Standards & Guidelines.

III. Use Restrictions

1. Code of Conduct rules for owners, lessees, and invitees, adopted by the Board of Directors on January 14, 2026, effective April 1, 2026.

I. APPLICABILITY OF RULES

- a. All rules provided by the Board apply to all owners, guests, invitees and lessees and occupants within Laurel Ridge. Art. 15, §3
- b. Owners of property within Laurel Ridge are liable for the actions of their guests, invitees, lessees and occupants. Art. 15, §3
- c. Every owner and occupant of any living unit, their guests, lessees and invitees shall comply with all laws, statutes, ordinances, and rules of federal, state and municipal governments applicable to Laurel Ridge. Any violation of such provisions shall be considered a violation of this Declaration. Art. 7, 3.
- d. Any owner renting a dwelling unit shall comply with Buncombe County rules and regulations. Occupancy is limited to two (2) persons per bedroom. Children five years old and younger do not count as a person for purposes of this rule. Homes on septic systems may not be advertised as having more bedrooms than the number authorized by the current septic permit.
- e. To be used as a bedroom, the North Carolina Residential Building Code requires each bedroom to have a window or door leading directly to the outside for access and egress in case of an emergency.
- f. To be used as a bedroom, the room must have at least 100 square feet and at least 50% of the room must have a ceiling height of greater than 7'.

II. RESTRICTED USES (BASED ON DECLARATION, ART. 7)

Hunting and use of weapons, §2(A)

- a. No person shall hunt or trap any animal using any weapon within Laurel Ridge without the express written consent of the Board of Directors.
- b. No person shall discharge a firearm or any other weapon within Laurel Ridge without the express written consent of the Board of Directors.

Motorized Vehicles, §2(B)

- a. Only persons holding a valid driver's license may operate any vehicles required by North Carolina law to be operated only by persons holding such license.
- b. Recreational vehicles, including, but not limited to motorcycles, minibikes, dune buggies, motorized bikes, all-terrain vehicles or similar vehicles may be operated only while riding from a living unit to a public road or vice versa. Skateboarding is strictly prohibited on Laurel Ridge roads.
- c. No non-operational vehicle may be stored within Laurel Ridge unless completely hidden from view from roads and all living units.
- d. Vehicles must be parked on driveway or parking areas within the Unit. Parking on the side of the road is prohibited. For rented properties, there must be at least one parking space per two bedrooms.

Pets and Pet Control, §2(C)

- a. No livestock are allowed within Laurel Ridge.
- b. No facility or kennel may be operated for raising or boarding dogs or other animals for commercial purposes.
- c. Generally recognized house pets may be kept in reasonable numbers, provided that all pets must be kept under the control of their owner. When outside a living unit, all dogs must be kept on leash.
- d. Pets and their living areas must be kept in a clean environment so as not to become a nuisance or annoyance to other persons.
- e. Pets must not be kept outside for prolonged periods or when the owner is absent from the property.
- f. Dogs that are permitted to run free and/or make objectionable noise shall be removed by the owner. If the owner does not comply, such pet may be removed by the Board.

Quiet Enjoyment, §2D

- a. No activity is permitted which emits foul or obnoxious odors, or creates noise or other conditions which disturb the peace, quiet, safety, comfort and serenity of other units.
- b. Quiet hours in Laurel Ridge are from 10 pm – 6 am on weeknights and 11 p.m. and 6 a.m. on weekends.
- c. Use and discharge of firecrackers and other fireworks are strictly prohibited within Laurel Ridge.
- d. Exterior lights should be turned off whenever possible, such as during sleeping hours or at times when no person is at the property.

Prohibited Uses, Sec. 3

- a. Business or commercial use of the property is prohibited, except that an owner or occupant may conduct business activities so long as it is not apparent or detectable from outside the unit, conforms to zoning regulations, does not involve regular visits by clients, customers, suppliers or other business invitees, is consistent with the residential character of the properties and does not constitute a nuisance, a hazardous or offensive use or threaten the security or safety of other residents. Sec. 3(B).
- b. Notwithstanding the above, the leasing of a living unit shall not be considered a business or trade prohibited by this section. Sec. 3(B)
- c. Outdoor fires are strictly prohibited; the only exception is a fire table specifically approved in writing by the Architectural Review Committee. Permitted fires must be continually supervised by a responsible adult. Sec. 3(C)
- d. All fires must be attended by a responsible adult. In no event shall a fire be left burning when occupants have left the residence. Burned material may not be left outside the home unless the material is cold throughout. Sec. 3(C).
- e. Each residence must have at least one fire extinguisher.
- f. Trespassing is prohibited. Sec. 3(E)

III. EMERGENCY PREPAREDNESS

- a. In light of recent wildfires in Western North Carolina and the devastating impact of Hurricane Helene, the Board requires that each owner of a dwelling unit, whether resident or rental, provide a current contact number where they can be reached in case of emergency.
- b. Because the Board cannot reasonably be expected to go house-to-house to rental homes to inform occupants of an emergency, a storm or other impending disaster when time is of the essence, owners who rent must have a current contract with a local property management company or other local manager physically located within one hour of the Laurel Ridge property, and provide the Association with contact information for that company, as well as a number where the manager and the owner can be reached 24 hours a day.
- c. Owners of rental units who are contacted concerning a problem at their property, such as noise, illegal activity or other violations of these rules must act to correct or have a local property management company or other local manager correct the issue within 2 hours.
- d. Approved evacuation routes shall be posted in every rental house, along with a copy of the renter/occupant rules.
- e. All short term rentals must be managed by a property manager or other local owner physically located within one hour of the owner's Laurel Ridge property. The manager must be contactable by phone, text, and email. The property manager or other local manager must respond to a contact from a Laurel Ridge resident or POA representative within one hour of the contact. All property managers or other local manager under these rules must be able to contact a renter or occupant at all times.
- f. No short term rental may be rented to a large party that is likely to exceed available parking spaces on a property. Short term rentals requested by Buncombe County local

residents, less than two weeks before the start of the rental period, or rentals for only two nights or less may all be strong indications of a potentially large party.

B. Residential, Recreational & Related Purposes

C. Uses to be Enclosed, Hidden or Controlled

1. **Hunting, Trapping, Discharge of Weapons**
2. **Motorized Vehicles**
3. **Pets & Pet Control**
4. **Quiet Enjoyment**
5. **Outside Lighting & Displays**
6. **Wetlands, Lakes & Other Water bodies**

D. Prohibited Structures & Uses

1. **Mobile or Temporary Structures**
2. **Business Use**
3. **Outdoor Fires**
4. **Trespassing**
5. **Prohibited Vehicles**
6. **Laws & Ordinances**

E. Exclusive Use of Land Improvements

IV. Maintenance

A. Owner's Responsibility

1. Maintenance of Under-driveway Culverts, adopted by the Board of Directors on February 13, 2025, effective February 13, 2025.

All homeowners shall be responsible for keeping culverts under their own driveway clear of debris and in proper working order. Homeowners shall comply with a request of the Roads Committee to clear partially or totally blocked culverts under a driveway. This may involve also constructing a headwall or grate at the entrance of the culvert, or repairing or replacing a damaged culvert, that can prevent erosion or damage to the road because of nonworking culverts. Failure to keep culverts properly cleared, and damage to a common area occurs, the homeowner shall be liable for the damages.

2. Tree removal and trimming, adopted by the Board of Directors on April 10, 2025, effective April 10, 2025.

For houses approved for construction, no trees beyond those specifically permitted by Buncombe County and the ARC in order to make room for the building site may be removed.

After a new home has been constructed, any removal of trees must first be approved by the Safety, Education & Compliance (SEC) Committee of the Laurel Ridge Board of Directors unless one of the exceptions below applies. In general, most trees should remain on the property in order to preserve the natural beauty of our forested environment. The purpose of clearing limitations is to set the house “in” to the surroundings, rather than allow it to “stand out”.

After a resident owner obtains a certificate of occupancy, the owner must apply to the SEC and be granted authorization for the removal of any additional trees with the following exceptions:

1. Trees of less than six inches in diameter at four feet above ground level on the upslope side of the tree;
2. Dead trees;
3. Fallen trees;
4. Invasive black locust trees;
5. Selective pruning of tree branches that preserves the health of the tree.
6. Deemed by the LR-Roads and Grounds Committee, or BOD as “unsafe”. (Present tree/brush setbacks for driving visibility are 3’ from edge of road, and 10’ in height for canopy clearance).
7. Deemed by LR-Roads and Grounds Committee, or BOD as “unacceptable” for proper maintenance /access of LR utilities, roads, and/or water drainage (swales/culverts).

The Board also recognizes that establishing a limited, reasonable view enables owners to enjoy our natural beauty and can enhance property values. A limited, reasonable view can be accomplished by strategically removing a small number of smaller trees, and selectively pruning larger trees to open up the view, while leaving healthy mature trees in place. Excessive (and unapproved) pruning by aggressive tree topping or pruning an excessive number of branches will damage trees and fail to preserve a natural view of the forest. Excessive tree removal also risks

undermining the ground stability on a slope that can exacerbate the risk of land slides. Therefore, to achieve the appropriate balance, owners shall utilize the services of a professional arborist to recommend establishing a limited view in this fashion. Prior SEC approval shall be sought prior to establishing a view as specified in this paragraph in order to prevent a misunderstanding of this policy.

If there is any doubt about whether a particular tree falls under these exceptions, the owner shall consult with the SEC prior to tree removal.

Subject to the foregoing, the SEC will evaluate the following criteria in evaluating the request:

- Removal of a specific tree may be justified to **protect the house**, and to selectively improve views, with a strong preference that most trees, especially those greater than six inches in diameter or greater, measured four feet off the uphill level of the ground, should be left in place.
- In general, tree removal within twenty feet of the structure or a tree that is dangerously leaning that risks falling on the structure are strong candidates for removal.
- Clear cutting or excessive pruning of trees (such as tree topping) to obtain a completely unobstructed wide view or a large open yard will not be permitted.
- Selective tree removal in order **to enable wireless broadband** is permitted with the advice of trained broadband provider personnel and only as minimally necessary to obtain a clear signal. Selective tree pruning is strongly encouraged, if possible, rather than complete tree removal.
- Selective tree removal **to achieve fire risk mitigation**. Fire damage to the house can be minimized by clearing small trees within 30 feet of the house, ensuring that all larger trees within 20 feet have had their lower branches removed up to 10 feet above ground to reduce the likelihood of fire laddering.
- A preference is made for judicious pruning of trees, rather than removal or topping.
- Thinning of small trees that are encroaching on larger ones can enhance the look and health of the larger tree and the surrounding forest.
- If a tree is taken down, it must be removed from the property. (Or properly laid down, mulched, decomposed for **creation of new wildlife habitat**)
- Removal of a tree to prevent roots from encroaching on a septic field should only be completed on the advice of an arborist or professional tree service, and approved in advance by the SEC. (See FORM 1, tree removal)
- Removal or pruning of a tree on another owner's property is never permitted without the express permission of the other homeowner.
Removal of a tree can create the risk of unintentional erosion or water damage to your house or neighboring properties.

Other circumstances may be brought to the attention of the SEC in evaluating a tree removal request. If you think that a tree located on a neighbor's property endangers the homeowner's property, you should contact the neighbor to report the dangerous condition.

B. Standard of Performance

C. Party Walls, Fences & Driveways

D. Public Maintenance of Land Improvements

V. Easements & Utilities