GINGERCAKE RECREATION CLUB, INC.
GUIDE LINES FOR NEW & EXISTING LAND OWNERS

DEED RESTRICTIONS: The original deed by the developer of Gingercake Acres had these restriction clauses. These are binding on all subsequent deeds.

1. The above described property may not be used or occupied for other than private residential purposes.

2. No outside toilet will be built upon said land.

3. Any dwelling house erected shall have a minimum of 720 square feet of living area, maximum of 3000 square feet with 500 square feet unheated, and shall be of pleasing appearance.

4. No block building of any kind may be erected without permission from the grantors or their successors, and approval in writing of plans and specifications.

5. No livestock or animals shall be kept upon said premises, other than household pets.

6. No trees of six inch diameter and above, measured six inches from the ground, shall be cut or destroyed, except as may be necessary for actual home sites, impediment of view, or as may be permitted by grantors and their successors.

7. No trailer, tent, shack, garage, barn, or other out building shall at any time be used as a residence, temporarily or permanently; nor shall any temporary structure be permitted upon said property. No structure may be built closer than ten feet to the property line.

8. One-half of all mineral rights are reserved in the grantors.

9. No advertising sign or billboard may be erected upon said lot, except signs pertaining to the lease, hire, or sale of the premised, provided any such sign shall not exceed three square feet in size.

10. No nuisance shall be maintained upon said property, whether by reason of unsightliness, unreasonable noise, or bad odor.

11. No lot subdivision without written notice to the Gingercake Board of Directors.

DUES & FEES:

1. All dues shall become payable by July 1 of the corresponding fiscal year and any unpaid indebtedness shall become delinquent August 1. Dues paid following August 1 shall be penalized 10% plus 5%for each additional month. Upon thirty days delinquency, the member shall automatically be suspended from the club and subject to expulsion at the discretion of the board of directors.

2. A one-time Initiation Fee of five thousand dollars ($5,000.00) shall be charged to new members of the club.

3. A one-time Water Hookup Fee of two thousand five hundred dollars ($2,500.00) shall be charged for all new water hookups to the Gingercake Recreation Club's water system. When a home on the Gingercake water system is sold, a transfer fee of one thousand five hunkred dollars ($1,500.00) will be charged to the new owners.

4. Lot owners are assessed dues of one hundred dollars ($100.00) per year per lot. In the event a lot owner should build or sell, dues in arrears must be paid, plus 10% penalty for each year back to July, 1987.

5. ROAD IMPACT FEE: If the roads are damaged due to construction or member alteration it will be the responsibility of the member to repair the road or pay the cost incurred by GRC.

VOTING RIGHTS: At annual meetings – one vote per household.

OIL ON ROADS: EPA has stated, no used oil can be applied to our graveled roads or driveways.

PERSONAL USE OF CLUB HOUSE: If members desire to use the club house for personal events, they should reserve this from Beth Schneider and obtain a loaner key. The club house should be left clean and in order.

COMPLAINTS AND MALFUNCTIONS: Any complaint members have should be in writing and mailed to the permanent secretary, Beth Schneider, at PO Box 121 – Jonas Ridge, NC 28641. She will pass this on to the board of directors. Any malfunction of water system or roads, should also be reported to Beth. The board will decide if outside help is required. Any outside call to contractors by members will have the cost billed directly to the member.

DUMPING: No dumping of trash, brush, or garbage in Gingercake Acres.

Your board has issued these Guide Lines in an effort to advise you, as brief as possible, what is necessary information to be a first class member of Gingercake. We trust that you will accept this document in the sprit that it is issued.

POOL RULES

1. **OPEN – Memorial Day weekend**
2. **CLOSE – Monday September 15th**
3. **MEMBERS and GUEST ONLY* (If Guest lives within 50 miles of Gingercake a member must be present.)**
4. **Children swim ONLY with adult supervision**
5. **Children in diapers are not allowed to use the pool**
6. **Adults should never swim alone**
7. **No pets or glassware in pool area**
8. **No diving in less than five feet of water**
9. **Swimming during daylight hours only**
10. **NO LIFE GUARD ON DUTY**

REMINDERS

1. Do not use Gingercake water to water your grass. You may water your gardens. If it rains 1 inch in a week, one does not have to water anything. Do not use Gingercake water to wash your car. Please conserve. Put a brick in your toilet tank or lower the float. Please report any water leaks immediately.
2. PLEASE do not dump leaves and yard clippings, etc. on Gingercake owned property, especially around our well houses. We can be fined by the state when they inspect and find trash located on these properties.
3. What you take into the pool area, you take out. We do NOT have house keeping and all of us need to be good neighbors and keep our community areas neat and clean.

PLEASE MAKE THESE GUIDELINES KNOWN TO THOSE WHO USE YOUR HOME WHEN YOU ARE NOT HERE!