

FAIRFIELD MOUNTAINS PROPERTY OWNERS ASSOCIATION, INC.,
d/b/a Rumbling Bald on Lake Lure ("RB")

VEHICLE POLICY

The use of any vehicle or transportation device, whether motorized or unmotorized, of any type ("Vehicle") shall be governed by this RB Vehicle Policy. The use of any Vehicle within RB owned or controlled roads shall be limited to Authorized Vehicles, as determined by the Board and included as Exhibit 1, which must be properly licensed or tagged under state or local law, except that the use of properly registered golf carts owned by RB or its Members in good standing and non-motorized bicycles used for recreational purpose is not prohibited. All Authorized Vehicles shall be used only on roads specifically designed, constructed or allowed by RB for Authorized Vehicle use.

The Member shall be solely responsible for any loss, damage or injury to person or property resulting from, involved with or connected to use of any Authorized Vehicle registered to the Member or used by the Member, or such Member's family, guests, or permitted users.

The use on RB roads of Vehicles that are not Authorized Vehicles, including but not limited to ATVs, motorcycles, mopeds, sleds, scooters (motorized or nonmotorized), skateboards (motorized or nonmotorized), go carts and any other Vehicle not specifically authorized is prohibited.

The following types of Vehicles are prohibited from parking within RB for a period in excess of 24 continuous hours within a thirty (30) day period: recreational vehicles (RV's), motor homes, fifth wheels, campers, dump trucks, buses, or other vehicles which weigh in excess of 9,000 pounds, except when parked in the designated Storage Area. In special circumstances and with prior written permit issued by the Security Personnel stating the arrival and departure times said Vehicles may park as designated by the Security Personal. The written permit will be prominently displayed in the front window of the Vehicle. Violations of this parking policy will subject the Vehicle in question to be towed at the owner's expense.

Except for unmotorized bicycles, all other Authorized Vehicles shall be operated only by an individual 16 years or older possessing a valid state issued driver's license.

In addition to this Vehicle Policy, any use of any county or state road dedicated to the public use within RB shall be governed by applicable county, state or local laws, statutes or ordinances. All Vehicle use shall also be governed by applicable county, state or local laws, statutes or ordinances.

Any use of a Vehicle or vessel on the waters within RB shall be governed by separate Boat or Lake Policies.

Notwithstanding the general Vehicle Policy, the Board in its sole and unfettered discretion may permit limited specific use of unauthorized Vehicles for specified designated events, wherein the use of such unauthorized Vehicles is necessary or appropriate for the supervision, monitoring or safety of the RB Members, guests, event participants, invitees, or employees of RB. Such limited

use shall be only at an event sanctioned by the Board, which event does not have as its primary purpose the use of unauthorized Vehicles. No variation of or departure from the general Policy as sanctioned by the Board gives precedential value to any other or another event involving in any way unauthorized Vehicles.

I hereby certify that the foregoing Policy was duly adopted at a regular meeting of the Board of Directors of the Fairfield Mountains Property Owners Association, Inc. this 23rd day of July, 2024.

ATTEST:


Rumbling Bald on Lake Lure, Board President

EXHIBIT 1 – AUTHORIZED AND UNAUTHORIZED VEHICLES

Type	Definition	Authorized	Unauthorized
Passenger Vehicle	Properly licensed and tagged vehicles including passenger cars, pick ups, SUV's and vans	✓	
Motorcycle	Vehicles having a saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground. Includes mopeds.		✓
Autocycle	A three-wheel motorcycle that has a steering wheel, pedals, seat safety belts for each occupant, antilock brakes, completely or partially enclosed seating that does not require the operator to straddle or sit astride (examples include Polaris Slingshot, Can-Am Spyder, etc.)		✓
ATV	A motorized vehicle 50 inches or less in width that is designed to travel on three or more low-pressure tires and manufactured for off-highway use.		✓
UTV	A modified utility vehicle with proper safety equipment and does not require an operator or passenger to saddle a seat. CONDITIONS: 1) Only a Member "in good standing" may request an UTV to be permitted as an "authorized vehicle" 2) Vehicle must be licensed and registered in North Carolina 3) Vehicle must be registered with Security and may only be driven by the Member or a member of their household 4) Vehicle must have rated seating capacity of at least 4 persons 5) Engine can not exceed EITHER 99HP or 998cc and 6) UTV can only be driven on POA roads (not permitted on the beach, golf cart paths, or other common areas).	✓ with conditions	
E-Bikes	Class 1: Pedal-assist only, no throttle and a maximum assisted speed of 20 mph. Class 2: Throttle-assisted but cannot exceed a maximum assisted speed of 20 mph.	✓	
E-Bikes	Any e-bike outside of Class 1 and Class 2 (includes Class 3: Pedal-assist only, no throttle and a maximum assisted speed of 28 mph.		✓

Notes: Golf carts and non-motorized bicycles are not considered "Authorized Vehicles" but are permitted under the Vehicle Policy. For more information about golf cart use, please refer to the Golf Cart Operation Policy. Portion of vehicle definitions are from NC G.S. 20-4.01. and California 3-Class e-bike regulations.