

## **TALON RIDGE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

1. **GENERAL:** The following rules and regulations are designed to make living at Talon Ridge pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital. Fines may be imposed for violations of the rules and regulations.
2. **MONTHLY ASSESSMENTS:** Homeowner Assessments are due and payable no later than the tenth (10th) of each month. Any homeowner who is in arrears for one or more months will be subject to legal action and a judgement administered by the Wake County Court System. All reasonable Legal/Court costs shall be the owner's responsibility.
3. **ALTERATIONS:** Prior to any exterior alterations or additions to the buildings or grounds, a request must be submitted in writing to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after the next scheduled board meeting. Any homeowner who makes exterior alterations without approval will be subject to legal action against them.
4. **PARKING:** Each townhouse is entitled to two (2) parking spaces, one of which is assigned and the other is on a first come first serve basis. Any extra vehicles (more than two) may not be parked in front of the buildings. Please ask visitors not to park in reserved spaces or in front of the buildings. Parking is not allowed on the grass, in medians, or along throughways for safety reasons. Illegally parked vehicles may be towed at the owner's expense. Recreation vehicles, commercial vehicles, all towed vehicles or equipment, vehicles with more than two axles, or any vehicle of more than eighteen (18) feet are not allowed. This includes all campers, boats and utility trailers. All vehicles parked on the Talon Ridge property must be in operating condition both legally and mechanically, ie. current license plates and inspection sticker, no flat tires, etc. Any vehicle not in operating condition will be towed at the owner's expense after 5 days written notification.
5. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills, to the parking lot or any common area will be the sole responsibility of the homeowner. Vehicles are not allowed to be left on jacks or blocks.
6. **SPEED LIMIT:** For safety reasons, the speed limit on any street within Talon Ridge shall be seven miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents.
7. **DAMAGE:** Any damage to the exterior of any building, fence, parking lot, or any common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, decks, fences on the owner's lot, outside hose faucets, etc., is the responsibility of the homeowner.
9. **INSURANCE:** The Homeowners Association does not provides insurance for the residential units. It is recommended that each owner, at his expense, secure and maintain in full force and effect one or more insurance policies insuring his lot and the improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard "Extended Coverage" insurance policy, including fire and lightning, vandalism and malicious mischief. It is also suggested that the owner, at his expense, secure and maintain in full force and effect, comprehensive general liability insurance for damage or injury to person or property of others occurring on his lot. Any damage to any unit that would be covered under a standard "Extended Coverage" insurance policy such as wind, hail, vandalism, malicious mischief, and lightning, etc., shall be the responsibility of the owner.
10. **NOISE:** Being considerate of one's neighbors is especially important in a community such as Talon Ridge. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 11:00pm and 8:00am. If a homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the disturbing party is uncooperative and the problem is severe, then contact the Raleigh City Police. Notice of the incident should be made with Pindell-Wilson Property Management the next business day.
11. **RENTERS:** Renters should be properly informed by the owner of the unit and must comply with the rules, regulation, and documents of the Association. Property damage by a renter will be charged to the respective homeowner.
12. **SIGNS:** Only standard real estate "for sale" signs are allowed. Only one "for sale" sign is allowed per unit. No political or other advertising signs or devices are allowed, with the exception of the small, standard "Automatic Security System" device.

13. **TOYS:** Bicycles, skateboards, and so forth should not be left in the common areas or in the way of grounds maintenance.

14. **PETS:** Domestic pets are allowed, provided that they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. The City of Raleigh requires a pooper scooper to remove and dispose of pet excrement properly. All dogs and cats shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. Any pet that is running free will be picked up by a Raleigh humane officer. Pets are not allowed to be restrained in any common area with chains, ropes, or runs, etc. Animal houses, cages, etc. are not allowed in common areas. If there is a problem with a pet running free, the Raleigh humane officer should be summoned. (Dial 911)  
These requirements are in accord with the Raleigh Leash Ordinance.

15. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

16. **LOITERING:** The Talon Ridge Homeowners Association does not permit loitering. (To stand idly about; linger aimlessly. **2.** To proceed slowly or with many stops. **3.** To delay or dawdle of any kind.) Loitering may consist of standing idle in homeowners' yards, lingering aimlessly in the common area, or sitting on public utilities or personal property (i.e., green boxes, air condition units, and vehicles). Homeowners, as well as the homeowners of children who loiter may be fined for violation of this rule.

17. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Talon Ridge.

18. **COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors and guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas. A fine may be imposed for violators.

19. **PLANTING:** The area within your rear patio may be planted at the owner's discretion so long as it is not unsightly or damaging to the property. Planting outside of the rear patio area is not permitted without prior approval of the Board of Directors. Requests must be submitted in writing.

20. **PATIO AREAS:** Patio areas must be kept neat and clean at all times and are not allowed to be used for storage. Indoor furniture is not allowed to be used on patios or front porches.

21. **GARDEN HOSES:** Garden hoses must be green in color. The hose reel must be either grey or tan in color. All hoses must be kept on a hose reel when not in use.

22. **CLOTHES DRYING:** Outside clothes lines of any type are not allowed.

23. **EXTERIOR ANTENNAS:** Antennas are not allowed. The small 18" satellite dishes are allowed, but should be located in the back of the units, either on the back or roof of the unit. Any damage to the buildings/grounds as a result of the dish will be the sole responsibility of the owner.

24. **WINDOW AIR CONDITIONERS & WINDOW COVERINGS:** Window air conditioners of any type are not allowed. Window coverings (drapes/blinds, etc.) must be white backed for appearance and continuity.

25. **GARBAGE COLLECTION:** Trash collection is provided by the City of Raleigh. The City will provide each townhome with a rolling garbage can. Each can shall be stored in the patio area in the rear of the home. All garbage for each unit shall be placed in that unit's can and rolled to the curb on the day designated by the City as garbage pickup day. Once the garbage has been picked up, owners must return their individual cans to the rear patio area **by sunset the day after the garbage has been picked up.** Failure by an owner to return their garbage can to the rear patio area may result in a daily fine until the can is placed back in the rear of the home. Trash cans are not allowed to be kept in the front or on the side of the homes. **Violators will be subject to a fine.**

**Recycling:** The City of Raleigh provides recycle bins and pick up service for recyclable items (glass, newspapers, plastic containers, etc.) Recycling bins should be kept inside, on the back patio, or in the rear storage room. **RECYCLING BINS ARE NOT PERMITTED IN THE FRONT OF THE UNITS AS THEY ARE UNSIGHTLY. VIOLATORS WILL BE SUBJECT TO A FINE.**

If there are any problems with trash/garbage or recycling please call the City of Raleigh - 831-6890

**VIOLATORS OF THESE RULES AND REGULATIONS WILL BE SUBJECT TO A FINE BY THE BOARD OF DIRECTORS. OWNERS OF RENTAL UNITS MAY BE FINED FOR TENANT VIOLATIONS.**