

## **GLEEN CREEK HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

**1. GENERAL:** The following rules and regulations are designed to make living at Glen Creek 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.

**2. DUES:** Annual homeowner dues are due and payable between the first and last day of January of each year. Any homeowner who is in arrears for one or more months will be subject to late fees, a judgment and/or lien filed against them in Wake County Court.

**3. ALTERATIONS:** Prior to any exterior (grounds and/or structural) alterations, additions, house color changes, fences, room additions, storage buildings, dog houses, tree removal, plantings, etc., an architectural request form must be submitted to the Architectural Committee for approval. The Architectural Committee, at its sole discretion, may or may not approve of any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.

**4. PARKING:** No parking is allowed in or on the yards/grass. No inoperable or unlicensed motor vehicles shall be parked on any lot or dedicated subdivision street. Residents shall not park personal vehicles in the streets of Glen Creek, except to allow necessary work to be completed at their residence, not to extend beyond a 24-hour period. No boats, trailers, campers, jet skis, recreational vehicles, commercial vehicles, or vehicles other than cars and pickups shall be parked in Glen Creek so as to be visible from the street. Any such vehicles shall be parked inside a garage or in an area screened from view of anyone on the streets in Glen Creek.

**5. AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug replacement, brake replacement, etc.) are allowed however, major repairs (engine overhaul, transmission repair, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.

**6. INSURANCE:** The homeowners association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.

**7. NOISE:** Please respect your neighbors!! Being thoughtful of one's neighbor is especially important in a community such as Glen Creek. Loud noises from televisions, stereo equipment, musical instruments, pets, or other disturbances should be avoided at all times, especially between the hours of 11pm and 7am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted. The management office or a member of the Board of Directors should be contacted the next business day. Please follow the [Wake County Noise Ordinances](#).

**8. RENTERS:** All renters must comply with the rules, regulations, and by-laws of the association and should be properly informed of these responsibilities by the owner of the unit. Property damage and/or any other violations by renters will be charged to the respective homeowner.

**9. SIGNS:** Signs are allowed on the property, but sign usage needs to follow the guidelines listed in Section 9.9 of the Glen Creek Covenants. Signs are not allowed to be placed in the common areas. Signs must be 4 square feet or less and should not be illuminated. Political signs are allowed but only 45 days prior to the election date and need to be removed 7 days after the election date.

**10. PETS:** Dogs, cats, and other domestic pets are allowed, if they do not constitute a nuisance or annoyance to the neighborhood. Any inconvenience, damage, excrement, or unpleasantness caused by

any pet shall be the sole responsibility of their owner. All dogs and cats shall be always kept under the DIRECT control of their owners and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. Dog pens or dog runs are not allowed. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes. Vicious breeds (Pitbull's and Rottweilers) are not allowed in the neighborhood.

**11. ANTENNAS/SATELLITE DISHES:** No television or radio antennas of any type are permitted. Satellite dishes must be less than twenty-four (24) inches in diameter and should not be visible from the street.

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

**13. SWIMMING POOLS:** Above ground swimming pools are expressly prohibited. In ground swimming pools must be approved by the Board of Directors.

**14. HAZARDS:** The discharge of firearms is not permitted at any time within the community of Glen Creek. Each resident must follow the Wake County regulations on firearms.

**15. CLOTHES LINES:** Outside clothes lines are expressly prohibited.

**16. PLAY EQUIPMENT AND TOYS:** All recreational and playground equipment, including, but not limited to, swings, swing sets, and sand boxes shall be located in the rear yard of the home and not visible from the streets of Glen Creek. Basketball hoops can be placed in the 1/3 back of the driveway. Also, no recreational equipment will be allowed to be placed in the street to play with them. This is dangerous and may cause accidents.

**17. MAINTENANCE OF LOTS:** Yards and lawns should be maintained in a neat and orderly manner. Grass should not be allowed to exceed six (6) inches in height, and surrounding landscaping should be trimmed, weeded, and maintained regularly. If a homeowner fails to maintain his property in a neat and orderly condition or otherwise neglects his property and allows unsightly conditions to develop, the homeowner may be subject to fines up to \$100.00 per day. All exterior painted areas shall be painted, or power washed as often as reasonably necessary. No owner shall change the exterior color of his dwelling without consent of the Architectural Committee.

**18. COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors or guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas. Please do not curb your pets in the common areas.

**19. TRASH/TRASH CONTAINERS:** No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. No garbage, trash, debris, or non-organic material shall be burned on any lot. Trash containers and trash must be stored away, kept in a clean and sanitary condition, and reasonably obscured from the street or adjacent lot. Trash and containers must not be put out ahead of the regular schedule and should not be left out after the day trash is collected. Only place your trash container out by the street one day before your scheduled pickup day. Trash cans must be returned to their designated place on the day that the trash has been collected.

**VIOLATORS OF THESE RULES AND REGULATIONS WILL BE SUBJECT TO A FINE BY THE BOARD OF DIRECTORS.**