

BRADLEY PARK HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

- 1. GENERAL:** The following rules and regulations are designed to make living at Bradley Park 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:** Homeowner dues are due on January 1 and are considered late by January 31. A LATE FEE OF \$20 WILL BE ADDED AFTER THE THIRTY FIRST (31st) OF JANUARY, AND EACH MONTH THEREAFTER THAT DUES REMAIN DELINQUENT. Any homeowner who is in arrears will be subject to attorney collection costs, a lien against the property and even foreclosure.
- 3. ALTERATIONS:** Alterations- Prior to any exterior (grounds and/or structural) alterations, additions, house color changes, fences, room additions, storage building, dog houses, planting of structural raised beds (no more than 5 feet tall including vegetation), ect., 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. The only approved style fence in the community is a 6 foot wood dog- eared privacy fence.
- 4. PARKING:** No inoperable or unlicensed motor vehicles shall be parked on any lot or dedicated Sub-division Street. Residents shall not park personal vehicles in the streets of Bradley Park. No boats, trailers, campers, jet skis, recreational vehicles, commercial vehicles or vehicles other than cars and pickups shall be parked in Bradley Park 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 Bradley Park.
- 5. AUTOMOBILE REPAIRS:** Minor vehicle repairs are allowed (oil changing, tire changing, spark plug replacement, etc.) However, major repairs are not allowed (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) 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 neighbors is especially important in a community such as Bradley Park. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11 p.m. and 8 a.m. 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.
- 8. RENTERS:** Renters- All renters must comply with the rules, regulations, and covenants 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. In addition the owner of the unit is responsible for submitting to Pindell Wilson the name of any new renters to ensure both parties follow the rules, regulations and covenants of Bradley Park.
- 9. SIGNS:** Signs- Commercial signs are not allowed. Only standard size, (3'by 3' maximum) "For Sale" or "For Rent" signs are allowed on the property and only one sign of each type per home is permitted. Signs are not allowed to be placed in the common areas. Political signs are allowed but may not be displayed more than 45 days before the election and must be removed within 7 days after the election. All signs must comply with the Town of Apex ordinances.

10. PETS: Dogs, cats, and other domestic pets are allowed provided that they do not constitute a nuisance or annoyance to the neighborhood. Any inconvenience, damage, excrement, or disturbance caused by any pet shall be the sole responsibility of their owner. 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. Dog pens or dog runs are not allowed. No animals, livestock, or poultry or any kind shall be raised, bred, or kept for commercial purposes.

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. (Will comply with all recent Federal Laws)

12. MAILBOXES: Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. The builder provides the original boxes and posts. When and if replacement is necessary, it is the homeowner's responsibility to replace the mailbox and post with original specifications.

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, fireworks, or any other noise making device is not permitted at any time within the boundaries of Bradley Park.

15. CLOTHES LINES: Outside clothes lines of any type are not allowed.

16. PLAY EQUIPMENT AND TOYS: Play Equipment and Toys- All recreational and playground equipment, including, but limited to, swings, swing sets, sand boxes, toys, etc. shall be properly maintained and located in the rear of the yard of the home and not visible from the streets of Bradley Park when not in use.

17. MAINTENANCE OF LOTS: Maintenance of Lots- Yards, lawns and fences must be maintained in a neat and orderly manner all in moderation to enhance curb appeal. Grass, weeds and shrubbery should not become overgrown. If the homeowner fails to maintain his property in a neat and orderly condition or otherwise neglects his property and allows clutter or unmaintained conditions to develop, the homeowner may be subject to fines up to \$100.00/day.

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: 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, leaves, or other materials shall be burned on any lot. Trash containers and trash must be kept in a designated area either on the side or back of the yard. Trash containers must not be put out ahead of regular schedule and should not be left out beyond 24 hours the day trash is collected.

20. TRASH COLLECTION: Trash Collection- Only place your trash container out by the street one day before your scheduled pickup day. Trash cans must be returned to the designated area on the side or the back of the yard on the day that trash has been collected.

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