

CROSTOWNE HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

The following rules and regulations are designed to make living at Crosstowne 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.

1. 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.

2. ALTERATIONS: Prior to any exterior alterations or additions (**grounds and/or structural**) (ex; house color changes, fences, room additions, storage buildings, dog houses, tree removals, landscaping additions/changes, etc.). Homeowners' must submit an Architectural Change Request Form (provided by the HOA). This submission must include any surveys (if applicable) and detailed description and illustration of any changes. The form will be submitted to the Architectural Committee for approval.

NOTE: 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 written request is presented.

3. MAINTENANCE OF YARDS, LAWNS, & HOME EXTERIOR: Yards and lawns should be maintained in a neat and orderly manner. Grass/weeds should not be allowed to grow more than 6 inches in height. Shrubbery should also be maintained in a neat and orderly manner and pruned on a regular basis. All toys and yard equipment should be picked up daily and stored out of sight from the street. Basketball goals are not allowed to be on the street per City of Raleigh Ordinance. Home Exteriors should be kept in a state of good repair and every effort should be made to maintain the exterior appeal of the home. Maintenance duties that homeowners are responsible for include, but are not limited to: Annual pressure washing; painting of trim, doors, shutters, windows, railings, posts, and other exterior surfaces; gutter cleaning and maintenance; painting and maintenance of mailbox posts and mailboxes; removal of vines, trees, tree limbs or shrubbery growing on or encroaching on the home; attention to blinds, curtains, or other fixtures in front windows that can be seen from the street.

4. PARKING: No parking is allowed in or on the yards. 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 Crosstowne. No boats, trailers, campers, jet skis, recreational vehicles, commercial vehicles or vehicles other than cars and pickups shall be parked in Crosstowne 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 Crosstowne.

5. AUTOMOBILE REPAIRS: Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed however, major repairs (engine overhaul, transmission repair, brake replacement, 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.

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7. NOISE: Please respect your neighbors! Being thoughtful of one's neighbors is especially important in a community such as Crosstowne. 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 8am. 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: 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: Only standard size "A For Sale@" or "A For Rent@" signs are allowed on the property and only one sign per home is permitted. Signs are not allowed to be placed in the common areas. Political signs are not allowed.

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 unpleasantness 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 of any kind shall be raised, bred, or kept for commercial purposes. Dogs tethered in yards is not permitted.

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. Homeowners are responsible for maintenance of mailboxes which include, but not limited to: replacement of mailbox, or structure which holds mailbox, painting, replacing parts and/or pieces of broken mailboxes.

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 Crosstowne.

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, merry-go-rounds, play pens, basketball goals, sand boxes, toys, etc. shall be located in the rear yard of the home and not visible from the streets of Crosstowne.

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17. COMMON AREAS: Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors or guest 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.

18. 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 the garage and not visible 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.

19. 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 rear of your home or either in the garage on the day that the trash has been collected and must be stored out of sight from the street.

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