

Village at Beacon Hill

Homeowners Association



Rules and Regulations Updated May 2020

The following Rules and Regulations are designed to make living at the Village at Beacon Hill pleasant and comfortable for each member of the Homeowners Association. The cooperation and consideration of each member is appreciated. The Rules and Regulations are explained in more detail in the Declaration of Protective Covenants.

The Village at Beacon Hill is located within the City of Raleigh, North Carolina and the streets are City of Raleigh streets (not owned by the HOA). Homeowners are required to be familiar with and abide by all City of Raleigh laws regarding parking, noise, trash collection, leash laws, vehicles, etc. as well as the Rules and Regulations stated here.

1. **Quarterly Assessments** - Quarterly Homeowners Assessments are due and payable on the first day of the first month of each quarter (January, April, July and September). Any homeowner who has not paid by the last day of that month will be subject to late fees. Homeowners could also be subject to a lien against their property and in some instances, the Board may decide to foreclose on the property for non-payment of Assessments.
2. **Insurance** - Each homeowner is responsible for insuring their unit and property. The HOA does not provide this insurance.
3. **Rental Property** - If the unit is a rental property it is the responsibility of the homeowner to make the renters aware of these rules and regulations and the renters are responsible for following them. The homeowner should also notify the Property Management company of the name and contact information of the rental in case of an emergency situation where the owner cannot be contacted.
4. **Repairs and Maintenance** - The owner of the property is responsible for maintenance and repairs for all structures including the fence. If a fence that is shared by two properties needs to be repaired or replaced due to normal wear and tear, the homeowners should share the cost of the repair or replacement. **The exterior appearance of the property should be a priority.** While the Association pays for landscaping services, additional care and lawn maintenance may be required. The rear of the property should be maintained in a neat and orderly manner. Grass should be cut weekly during the grow season, weeds maintained year-round, and trees and shrubs appropriately pruned. Power washing should be done on fencing and siding yearly. Painting should be done as needed. Gutters and roofs should be cleaned of debris as needed or on a yearly basis. Homeowners who fail to maintain the exterior appearance of the home may be subject to fines in accordance with NC GS 47F.
5. **Use** - Each home shall be used for residential purposes only and shall be occupied by no more than the applicable local laws regarding occupancy. Dwellings may not be used for operating a business of any type.
6. **Trash collection** - The City of Raleigh provides trash collection and will provide each home with one rolling container for trash and one rolling container for recycling. All trash and recyclables should be placed within these containers and placed at the curb no more than 24 hours prior to scheduled pick up and they should be removed from the curb by the end of pick up day. Recycling and Trash containers should be out of sight at all other times. Please contact the City of Raleigh for all questions regarding trash and recycling pick up schedule. For items that cannot be placed in waste bins such as hazardous materials, paint, or bulk items. Please arrange a bulk item pickup (free) with the City or take items to a local convenience center (free).
7. **Design Standards and Alterations** - Prior to any exterior alterations or additions an architectural request must be submitted to the Architectural Committee for approval. A written reply to any request will be made within thirty (30) days after said request has been submitted. Please refer to the Village at Beacon Hill design standards for more information.
8. **Parking** - Per the Village of Beacon Hill Declaration of Protective Covenants: No Trucks, boats, trailers, busses or commercial vehicles shall be parked, stored or housed on the property, except if kept in an enclosed garage. Vehicles of any kind are not allowed to be parked on the grass/in the yard or on the sidewalk. All vehicles must be in operating condition both legally and mechanically i.e. current license and inspection, no flat tires, etc. Any vehicle parked on the street for seven days without being moved will be considered abandoned and will be reported to the City of Raleigh to be towed.

9. **Automobile Repairs** - Minor vehicle repairs that can be done in less than a day and without damage to the property (Oil changes, tire changes, spark plug replacement, etc.) are allowed however major repairs (engine overhaul, transmission repair, brake replacement, rear end repair, etc.) are not allowed. Vehicles cannot be left on jacks or blocks overnight.
10. **Pets** - Dogs, cats and other domestic pets are allowed, provided they do not disturb or annoy other homeowners. All dogs and cats should be kept under the direct control (on a leash) of their owners and not allowed to run free. These requirements are in accordance with the Raleigh Leash Ordinance. Additionally, all animal waste should be disposed of properly. Animals are not allowed to be restrained with chains, ropes or runs and must be kept within the confines of a fence or home on the property. No animals, livestock or poultry of any kind shall be raised, bred or kept for commercial purposes.
11. **Signs** - Only standard size signs such as "For Sale" or "For Rent" are allowed on the property and only one sign per home is allowed.
12. **Mailboxes** - Federal Law prohibits any unauthorized entry of mailboxes. It is the homeowner's responsibility to keep the mailbox in good condition. If a mailbox needs to be replaced the homeowner must replace it with the same size and style of the one that is currently installed at all dwellings. If you need to replace the *post* please contact Pickle Iron Company of Raleigh, 919-669-7604.
13. **Street Lights** - Please report any non-working lights to the City of Raleigh Streetlight Program.
14. **Noise** - Loud noises from televisions, stereos, musical instruments, vehicles, pets, etc. should be avoided, especially between the hours of 11:00 pm and 8:00 am. If a homeowner is being disturbed by a loud noise they should contact the City of Raleigh Police Department.

Please be advised that failure to adhere to these rules and regulations may result in the Board levying a fine of up to \$100.00 to the property owners account in accordance with NC GS 47F.