

Dunbarton Point at Greystone Village Condominium Owners

Rules and Regulations

Architectural

No Exterior/structural Interior alterations, modification and/or additions are permitted without prior written approval from the Board of Directors. An architectural control application must be submitted to the Board of Directors for approval. These forms are available in this packet or by contacting Pindell-Wilson Property Management (919-676-4008). The Board of Directors will respond in writing within 30 days of the date that management receives your request. Should any unapproved modification be made, the Board of Directors may request that the property be restored to its original condition and subsequent costs be the responsibility of the owner. The maintenance of any modifications, alterations or improvements installed by you or any previous owner, tenant or occupant is your responsibility. It is your obligation to obtain from the previous owner information regarding any changes that might have been made to the property. If the Homeowners Association incurs expenses for maintenance or repair of any such items that are determined to be your responsibility, you will be billed for the amount of the expense. The Board has authority to approve, approve with conditions, or deny a request. There is no appeal other than submitting a modified application. The homeowner is responsible for complying with all applicable City of Raleigh Building Code requirements.

Common areas

No changes to the common areas may be made without written approval of the board of directors. These include but are not limited to: landscape plantings and decorations, potted plants, furniture, etc. Residents desiring to modify original plantings must submit their proposed changes to the Board. If approved, maintenance of the plantings is the responsibility of the homeowner and the plants may not interfere with the Association's landscaping or other maintenance activities.

Dues

Dues are the legal obligation of the owner of record/deed and are due the first of each month. Delinquent accounts (two months late) will be turned over to an attorney. A lien can be filed against the property as well as repossession of the unit. All collection costs including legal fees and court costs are to be paid by the owner.

Maintenance & repairs

Please read carefully the attached document that covers repairs and maintenance of the condominiums.

Parking

Cars that are improperly parked are subject to being towed at the owner's expense.

Do not park in front of the dumpster at any time.

Recreational vehicles are not permitted on the property; this includes but is not limited to boats, trailers, campers, towed vehicles and vehicles more than 18 feet in length.

All vehicles parked on the property must have a current license sticker and be in operating condition. Those that do not have a license sticker or are inoperable will be towed at the owner's expense.

Tenants

All tenants must comply with the Rules and Regulations and governing legal documents within Dunbarton Pointe. It is the owner's responsibility to provide the tenant with a copy of the Rules and Procedures.

PROCEDURES

To Report Damage or Request Repairs

To request repairs to association-maintained items (see Responsibilities List), call the management company FIRST. They maintain a 24-hour answering service for night and weekend emergencies. If you hire your own repair service, the Association will not bear the cost of any charges you incur.

To File Insurance Claims

If you have an insurance claim, contact your agent, who will coordinate your claim with the master policy maintained by the Association.

To Report Termites

If you find evidence of termites, you should call the management company, which will contact the pest control service. If pest control does not find evidence of termites, you may incur a charge for a service call.

To Report a Problem with Street Lights

Street lights in Dunbarton Pointe are maintained under a contract with Progress Energy. If a street light is not functioning properly, contact Duke Energy Progress directly at Duke-energy.com/progress. Give the location of the light and the numbers on the yellow tag affixed to the light pole. Repair is usually made within two to three working days.

To Report a Problem with Dumpster pickup

The Dumpster is emptied twice a week (Tuesday and Friday) by Waste Industries. If you see that it is full, call the property management company or you can call Waste Industries at 919-662-7100 and press #3 for commercial pick-up. Give them the Account #000125958 and address -7500 Cadbury Court.