

# WHITLEY RIDGE HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

The rules and regulations outlined here aim to enhance the quality of life for every member of the Whitley Ridge community. These guidelines, set forth by the Covenants, are intended to benefit everyone collectively. It is essential that each member contributes their cooperation and thoughtfulness to ensure a harmonious living environment.

**DUES:** Annual homeowner dues are due and payable between the *first and last day of January* of each year. Homeowners who are facing difficulties with their payments, resulting in a delay of one or more months, might encounter the application of late fees, the possibility of a judgment, or the filing of a lien against them in Wake County Court.

**ALTERATIONS:** Before making any changes to the exterior (including grounds and structures) of your home such as alterations, additions, changes in house color, fences, room additions, storage buildings, dog houses, tree removal, or plantings, it is required that you submit an architectural request form for approval by the Architectural Committee. The committee, exercising its discretion, will review the changes and provide a written response within thirty (30) days of receiving your request. Your understanding in this matter is greatly appreciated.

**PARKING:** We request all residents to refrain from parking in or on the yards of our community. Additionally, we ask that inoperable or unlicensed motor vehicles not be kept on any lot or dedicated subdivision street. We appreciate your cooperation in not parking personal vehicles on the streets of Whitley Ridge. Please be mindful that boats, trailers, campers, jet skis, recreational vehicles should be parked in the backyard and screened from street view. Large commercial vehicles/trailers are not allowed to be parked within Whitley Ridge.

**AUTOMOBILE REPAIRS:** Feel free to carry out minor vehicle maintenance tasks such as oil changes, tire changes, and spark plug replacements. However, major repairs such as engine overhauls, transmission repairs, brake replacements, and rear-end repairs are to be avoided outside of the garage. Additionally, we request that vehicles not be left elevated on jacks or blocks. Your understanding in adhering to these guidelines is greatly appreciated.

**INSURANCE:** The homeowners association does not offer insurance coverage for the residential units; instead, it is the owner's responsibility to arrange insurance coverage for the structure. Your attention to ensuring proper insurance is appreciated.

**NOISE:** Let's show consideration for our neighbors, as fostering a thoughtful atmosphere is particularly important in a community like Whitley Ridge. It's kindly advised to minimize loud noises from sources such as televisions, stereo equipment, musical instruments, and pets, among others, especially during the hours of 11 p.m. and 8 a.m. If a homeowner is bothered by loud noise, it's recommended to first approach the source of the noise. In cases where cooperation is lacking and the disturbance is significant, reaching out to the local law enforcement agency is an appropriate step. Additionally, you can get in touch with the

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management office or a member of the Board of Directors on the following business day. Your consideration in maintaining a harmonious living environment is greatly appreciated.

**RENTERS:** It's important for all renters to adhere to the association's rules, regulations, and by-laws, and they should be made aware of these responsibilities by the homeowner. In cases of property damage or any other violations by renters, the corresponding charges will be directed to the respective homeowner. Your attention to ensuring a smooth and respectful living environment is appreciated.

**SIGNS:** Only standard size "For Sale", "For Rent" signs are to be displayed on the property, with only one sign permitted per home. To maintain the community's aesthetics, signs should not be placed in the common areas. Your understanding in adhering to these guidelines is greatly appreciated.

**PETS:** We welcome dogs, cats, and other domestic pets to our community, as long as they don't disturb or cause annoyance to the neighborhood. Such pets shall at all times be confined within a fenced area of the owner's lot, kept in the dwelling or on a leash. Any issues such as inconvenience, damage, waste, or discomfort caused by pets are the direct responsibility of their owners. It's kindly requested that all dogs and cats remain under the direct supervision of their owners at all times and are not left to roam freely or disrupt the comfort of residents or guests. Please note that dog pens or runs are not allowed. Additionally, we'd like to clarify that raising, breeding, or keeping animals, livestock, or poultry for commercial purposes is not permitted. Your understanding in maintaining a peaceful and pleasant living environment is appreciated.

**ANTENNAS/SATELLITE DISHES:** To preserve the aesthetic appeal of the area, we kindly ask that no television or radio antennas be installed. If you choose to have satellite dishes, we request that they be smaller than twenty-four (24) inches in diameter and not easily visible from the street. Your cooperation in maintaining the visual harmony of the surroundings is greatly valued.

**MAILBOXES:** It's important to note that federal regulations prohibit unauthorized access to mailboxes. Should such a situation occur, it may be necessary to report the matter to the Federal Postal authorities. Thank you for your understanding and adherence to these regulations.

**SWIMMING POOLS:** We kindly inform you that the use of above-ground swimming pools is not allowed. If you're considering an in-ground swimming pool, it is required that you seek approval from both the Board of Directors and the ARC Committee for the necessary arrangements.

**HAZARDS:** For the safety and tranquility of the community, we'd like to emphasize that the discharge of firearms is strictly prohibited within the Whitley Ridge community at all times. Your attention to these guidelines is greatly appreciated.

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**CLOTHES LINES:** To maintain the visual appeal of the surroundings, we kindly ask that outside clothes lines not be used. Your understanding in adhering to this guideline is greatly valued.

**PLAY EQUIPMENT AND TOYS:** For the enjoyment and safety of all, any recreational and playground equipment, such as swings, swing sets, merry-go-rounds, playpens, basketball goals, sandboxes, and toys, be situated in the rear yard of your home. Furthermore, to prevent potential accidents, it's important to avoid placing any recreational equipment in the street for play. Your cooperation in upholding these safety measures is greatly appreciated.

**MAINTENANCE OF LOTS:** To contribute to the attractive appearance of the community, the regular upkeep of yards and lawns in an organized manner is required. To maintain a tidy appearance, we recommend keeping grass height under six (6) inches. In the event that a homeowner experiences difficulty in maintaining their property in a neat state or overlooks its care, resulting in less appealing conditions, it's important to note that fines of up to \$100.00 per day might be applicable. Your consideration in maintaining the beauty of the community is highly valued.

**COMMON AREAS:** To ensure the shared spaces remain enjoyable for everyone, we kindly ask each homeowner to take care of the common areas. It's important to refrain from any misuse of these spaces and to prevent visitors or guests from littering or causing any inconvenience that might hinder others' enjoyment. Your consideration in maintaining the positive atmosphere of the community is greatly appreciated.

**TRASH/TRASH CONTAINERS:** In order to maintain the cleanliness and charm of the community, no lot is to be utilized or kept as a place for dumping rubbish or trash. To ensure sanitation, garbage or waste should only be stored in appropriate and clean containers. Burning of any garbage, trash, debris, leaves, or other materials on any lot is prohibited. To maintain the visual appeal of the area, trash containers and waste are to be stored in your garage or backyard, away from visibility from the street or neighboring lots. It's important to remember not to place trash and containers outside before the regular collection schedule and to promptly bring them in after trash collection day. Your attention to these guidelines is highly valued and contributes to the overall pleasant environment of the community.

**TRASH COLLECTION:** To help maintain the neat appearance of the neighborhood, we kindly ask that you place your trash container by the street only one day before your designated pickup day. After your trash has been collected, please ensure that the trash cans are promptly returned out of sight on the same day. It's appreciated if you could store them out of sight from the street. Your cooperation in these efforts is greatly valued and contributes to the overall aesthetics of the community.

Instances of non-compliance with these rules and regulations may lead to a fine imposed by HOA Management. Your understanding and adherence to these guidelines are sincerely appreciated.

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