

NORMANDIE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS Updated 2022

The following rules and regulations are designed to make living at Normandie 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. These Rules and Regulations are derived from the Declaration of Restrictive Covenants that each homeowner was given by their attorney at closing. The cooperation and consideration of each member is vital to the collective success of the community.

1. EXTERIOR & DWELLINGS: Written approval by the Architectural Control Committee/Board is required for a swimming pool, outside jacuzzi, hot tub, hammock, play equipment (including basketball goals); and any yard art, landscaping décor, fountain, statue etc. visible from the street. Yard art, landscaping décor, fountain, statue etc. *not* visible from the street but over 5' in height requires approval of the Architectural Control Committee/Board. Trash, recycle, and yard waste containers are permitted on the exterior of the home but must be screened from view by privacy screening or shrubbery. No clotheslines of any type are permitted on the exterior of the dwelling.

All lots and homes shall be used for residential purposes only. The use and advertisement of Normandie Homes on Air-BnB and other transient rental websites are prohibited by the Normandie Covenants. No changes may be made to the exterior color, finish or texture of the dwelling, roof, or fencing without approval of the architectural committee. It is the responsibility of the homeowner to maintain the dwelling and any other structures, parking area and landscaping consistent with the Community Standard and the Declaration of Restrictive Covenants.

2. ALTERATIONS: Prior to any exterior alterations or additions, such as fences, room additions, storage buildings, exterior lighting, tree removal (healthy & over 6" in diameter) or landscaping changes an Architectural Change Request Form must be submitted to the Architectural Control Committee for approval (email to community manager). The Architectural Control Committee/Board, at its discretion, may or may not approve any changes or additions. A written reply to any request will be made within thirty (30) days after said request has been submitted.

2.1 Unapproved Alterations: Any exterior alterations, additions, or subtractions to the building or land that have not been submitted to the Architectural Control Committee **STILL REQUIRE** an Architectural Change Request. Disapproval by the Committee or changes requested by the Committee must be made within 30 days of notification.

2.2 Unapproved Irreversible Alterations: Any exterior alterations, additions, or subtractions to the building or land that are irreversible, (i.e. tree removal or demolition), that have not been approved by the Architectural Control Committee **STILL REQUIRE** and Architectural Change Request Form and the owner may or may not face penalties in accordance with NC GS 47-F.

3. LAWNS: No homeowner shall allow their grass to exceed six inches in height or allow weeds or rubbish to accumulate. Shrubs, trees, flowers, and other landscaping plants should not be allowed to become overgrown or encroach onto neighboring properties. Homeowners who dispose of yard waste for Town of Cary to collect must abide by current Town rules and expectations. Backyards, while not visible from the street, must still comply with these expectations as they may be visible to multiple neighbors.

3.1 Signs: Only one standard size professionally lettered "For Sale or For Rent" sign and one small professional security sign is allowed on the property. Per NC State Statute 47-F political signs are allowed no sooner than 45 days prior to the election and must be removed within 7 days after the end of the election. Political signs shall not be illuminated, and must comply with all applicable city, town, or county ordinances that regulate the size of political signs. No political, sale, for rent signs are allowed in common areas.

4. VEHICLES AND PARKING: All streets in Normandie are public and any street-parking concerns should be reported to Cary Dispatch (919-469-4012). *The Association highly encourages refraining from parking on the streets – especially in cul-de-sacs.* Street parking should ideally be left for temporary guests or contactors. Recreational vehicles and trailers cannot be parked in the driveways for more than forty-eight consecutive hours without written permission from the Board of Directors. Recreational vehicles, including towed vehicles, must be kept in an enclosed garage.

All vehicles parked within Normandie must be in operating condition both legally and mechanically with current license plates and inspection sticker and with no flat tires, etc. Commercial vehicles are not allowed on the property without written approval of the Board. 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 for more than twelve hours.

5. MAILBOXES: While mailboxes are generally a homeowner responsibility the Association has agreed to pay for routine replacement of boxes in order to maintain consistency throughout the community. If your mailbox is in need of replacement please contact the community manager. Boxes or posts damaged by homeowner negligence or by guests/contractors should be reported to the community manager so the Board can ensure the correct box is purchased by the homeowner as it will be their responsibility to replace.

6. NOISE: Loud noises from homes, vehicles, pets, and other disturbances must be avoided at all times. If a homeowner is having a social gathering it is encouraged that they inform neighbors so they can anticipate additional noise or parking concerns. If a homeowner should be disturbed by a loud noise, they 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 on the next business day with video or audio evidence to support the claim.

6.1 HAZARDS: The discharge of firearms, fireworks, or any other noise-making device is not permitted at any time.

7. PETS & ANIMALS: Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its 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. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes. All structures for care, housing and control of pets must be approved by the Architectural Control Committee in writing.

8. GAS TANKS: All above ground fuel storage tanks must be in the rear of the property and must not be visible from the street.

9. 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 structures on their property and for any potential personal liability issues that may occur on their property. The association provides insurance for common areas.

Failure to comply with the Rules and Regulations may result in fines to the homeowner's account. Upon first notice, rather by mail or email, homeowner's should respond to the management company in writing to discuss remediation of the violation. Violations that have gone unnoticed or have not been addressed in a timely fashion are not "grandfathered-in" and are still subject to the rules for the community and at any point may require remediation. Owner's wishing to report a neighbor for a violation must do so to the community manager in writing and with supporting evidence.