

**STAGHORN TOWNES HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS**

1. **GENERAL:** The following rules and regulations are designed to make living at Staghorn 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.
2. **DUES:** Homeowners' dues are due and payable no later than the tenth (10th) of each month. Any homeowner who is in arrears for one or more months will be subject to a judgement administered by the Wake County Court System.
3. **ALTERATIONS:** Prior to any exterior alterations or additions to the buildings or grounds, a request must be submitted in writing to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after the next scheduled board meeting.
4. **PARKING:** Each townhouse is entitled to only two (2) parking spaces. One is numbered and reserved, the other is unnumbered and marked "guest". The unnumbered/guests are on a first come basis. Please ask guests not to park in the reserved spaces. Parking is not allowed on the grass, in medians, or along throughways for safety reasons. Recreation vehicles, commercial vehicles, all towed vehicles or equipment, vehicles with more than two axles, or any vehicle of more than eighteen (18) feet are not allowed. This includes all campers and boats. All vehicles parked on the Staghorn property must be in operating condition both legally and mechanically, ie. current license plates and inspection sticker, no flat tires, etc. Any vehicle not in operating condition will be towed at the owner's expense after 10 days written notification.
5. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills, to the parking lot or any common area will be the sole responsibility of the homeowner. Vehicles are not allowed to be left on jacks or blocks.
6. **SPEED LIMIT:** For safety reasons, the speed limit on any street within Staghorn shall be ten miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents.
7. **FIREWOOD:** Firewood must be kept within the patio area. (Not directly against a wall due to termite hazard.) Please do not stack firewood outside the patio on the grass as it will be in the way of grounds maintenance.
8. **DAMAGE:** Any damage to the exterior of any building, fence, or common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, screens, door locks, outside hose faucets, etc., is the responsibility of the homeowner.
9. **INSURANCE:** The Homeowners Association provides insurance for the residential units. This insurance DOES NOT cover personal contents (i.e., televisions, clothes, silver, jewelry, etc.).
10. **NOISE:** Being considerate of one's neighbors is especially important in a community such as Staghorn. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should always be avoided, especially between the hours of 11:00pm and 8:00am. If a homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the disturbing party is uncooperative and the problem is severe, then contact the Raleigh City Police. Notice of the incident should be made with Pindell-Wilson Property Management the next business day.
11. **RENTAL RESTRICTIONS:** The minimum lease term for Lots within the Association is twelve (12) months. Leasing within the Association must be for a period of twelve (12) months or greater. Renters should be properly informed by the owner of the unit and must comply with the rules, regulations, and documents of the Association. Property damage by a renter will be charged to the respective homeowner.
12. **TOYS:** Bicycles, skateboards, and so forth should not be left in the common areas or in the way of ground maintenance.
13. **PETS:** A maximum of two domestic pets are allowed if they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement, or unpleasantness caused by any pet shall be the sole responsibility of its owner. The City of Raleigh requires a pooper scooper to remove and dispose of pet excrement properly. All pets shall always be kept under the direct control of their owners and shall not be allowed to run free (City of Raleigh leash law) or otherwise interfere with the comfort and convenience of any resident or their guest. Animals are not allowed to be restrained in any common area with chains, ropes, or runs, etc. Animal houses, cages, etc. are not allowed in common areas. If there is a problem with a pet running free, the Raleigh Humane Officer should be summoned. (Dial 911) These requirements are in accord with the Raleigh Leash Ordinance.

14. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

15. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Staghorn Townes.

16. **COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas.

17. **PLANTING:** Small plants may be placed in the existing plant beds in the front of each home. The area within your patio may be planted at your discretion so long as it is not unsightly or damaging to the property. Area(s) should always be kept neat and clean. Planting or removal/pruning of shrubs/trees outside of these two areas is not permitted without prior written approval of the Board of Directors. No manmade objects are allowed in the front yard without written approval from the Board of Directors, i.e., plant/area borders, bird baths, frogs, bunnies, pagodas, flamingos, or offensive flags. No manmade objects and/or plantings are allowed above the patio fences without written approval. Requests must be submitted in writing.

18. **CLOTHES LINES:** Outside clothes lines are not allowed at Staghorn.

19. **EXTERIOR ANTENNAS:** Antennas of any type are not allowed at Staghorn.

20. **PATIO AREAS:** Patio areas must always be kept neat and clean and are not allowed to be used for storage. Indoor furniture is not allowed on the patios.

21. **WINDOW AIR CONDITIONERS & WINDOW COVERINGS:** Window air conditioners of any type are not allowed. Window coverings (drapes/blinds) must be white backed for appearance and continuity.

22. **RELOCATION OF AC UNITS:** Relocation of the outdoor AC unit to the outside of the rear patio area is acceptable according to the following guidelines.

a. The relocation work must be performed by a licensed heating and air-conditioning technician and installed to current code.

b. Must be near other outdoor utilities (as close to fence as possible, behind your patio fence, located close to gas meter, light meter, etc.)

c. The AC unit must be screened using the same type of fencing as the patio fences and must be treated wood. The owner and future owners will be responsible for maintenance of said fence enclosing AC unit.

d. Maintenance and repair of AC units is the owner's responsibility.

23. **GARBAGE COLLECTION:** Trash collection is provided by the City of Raleigh. The city will provide each townhome with a rolling garbage can. Each can shall be stored in the patio area at the rear of the home. All garbage for each unit shall be placed in that container and rolled to the curb on the day designated by the City as garbage pickup day. Once the garbage has been picked up, owners must return their individual cans to the rear patio area by sunset the day after the garbage has been picked up. Failure by an owner to return their garbage can to the rear patio area may result in a daily fine until the can is placed back in the rear of the home. Trash cans are not allowed to be kept in the front or on the side of homes. **Violators will be subject to a fine.**

Recycling: The City of Raleigh provides recycling bins and pick up service for recyclable items (glass, newspapers, plastic containers, etc.) Recycling bins should be kept inside on the back patio, or in the rear storage room.

RECYCLING BINS ARE NOT PERMITTED IN THE FRONT OF THE UNITS AS THEY ARE UNSIGHTLY. VIOLATORS WILL BE SUBJECT TO A FINE.

If there are any problems with trash/garbage or recycling, please call the City of Raleigh - 831-6890.

Violators of these rules and regulations and/or the Declaration of Covenants, Conditions and Restrictions for Staghorn Townes will be subject to a \$100.00/day fine until the violation is abated/corrected. Owners of rental property will be charged for tenant violations.

Thank you for your cooperation and support.
STAGHORN TOWNES HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS