

ANSLEIGH HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

1. GENERAL: The following rules and regulations are designed to make living at Ansleigh 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: Homeowner dues are due on January 1 and late by January 31st. Late fees accrue each month thereafter at Twenty Dollars (\$20.00) per month. Any dues not collected by April of that year may be turned over to the attorney for collection. Legal fees will be assessed against an owners account. Any homeowner who is in arrears will be subject to a judgment against them in Wake County Court.

3. ALTERATIONS: Prior to any exterior alterations or additions (such as fences, room additions or storage buildings) an architectural request for approval form must be submitted 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 said request has been submitted.

4. PARKING: All vehicles must be parked in the driveways instead of on the street. Parking on the yard is prohibited. Recreation vehicles and trailers (which may include: Any type of boat, trailer of any kind or purpose, jet skis, motorhome, self-contained camper, mobile home, pop-up camper/tent trailer, horse trailer or similarly oriented vehicle) should **NOT** be parked in the driveway, yard or street without written permission from the Board of Directors. All vehicles parked within Ansleigh must be in operating condition both legally and mechanically, ie. Current license plates & inspection sticker, no flat tires, etc. Commercial vehicles of any type are not allowed on the property without written approval of the Board of Directors.

5. AUTOMOBILE REPAIRS: 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.

6. SPEED LIMIT: Special attention should be exercised when driving within the community to insure the safety of all residents.

7. 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 structure.

8. NOISE: Being thoughtful of one's neighbors is especially important in a community such as Ansleigh. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11pm and 8am. 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 the next business day.

9. SIGNS: Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted.

10. PETS: 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. Any issues with animals should be directed to Animal Control (919 996-1449)

(1)

11. DWELLINGS: Each home shall be used for residential purposes only.

12. MAILBOXES: Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. Mailboxes should be replaced with similar style post and boxes.

13. YARDS: Homeowners are required to keep their yard in a neat and orderly appearance - free of clutter, trash, tall weeds/grass, and rubbish. This includes front and back yard and right of ways. Any homeowner not keeping their yard in an orderly manner will be subject to a fine. Any lawns over eight (8) inches in height may be turned over to the City of Raleigh Code Enforcement Division.

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

15. 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.

VIOLATORS OF THESE RULES AND REGULATIONS WILL BE SUBJECT TO A FINE BY THE BOARD OF DIRECTORS.

(2)