

CANNON RIDGE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

1. **GENERAL:** The following rules and regulations are designed to make living at Cannon Ridge 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. Fines may be imposed for violations of the rules and regulations.
2. **MONTHLY ASSESSMENTS:** Monthly Homeowner Assessments are due and payable on the first day of each month and are considered late if not paid by the last day of the month. Any homeowner who has not paid on time will be charged a \$20.00 late fee which will continue to be charged for each month that they are delinquent. The delinquent homeowner will be subject to a judgment against them and a lien against the property. The Board of Directors, at its sole discretion, may decide to foreclose on the property for non-payment of Assessments.
3. **ALTERATIONS:** Before 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. Any homeowner who makes exterior alterations without approval will be subject to legal action against them.
4. **REAR PATIO FENCING:** The only fencing that is approved for the rear patio area is a six-foot tall dog-eared fence. This fencing must be treated lumber and cannot be painted or stained. (Must remain natural) The fence must be placed ten feet from the rear of the concrete patio towards the back of the property so long as it does not encroach on the Homeowner Associations Common Property. The support structure for all fences must be on the inside of the patio area. The fence must be on the property lines on the sides of the patio and not allowed to encroach on a neighbor's property. Neighbors are allowed to use the side fence as their side fence if necessary, rather than constructing two fences for one side.
5. **PARKING:** Each townhouse is entitled to two (2) parking spaces. Any extra vehicles (more than two) may not be parked in front of the buildings. Please ask visitors not to park in reserved spaces or in front of the buildings. Parking is not allowed on the grass, in medians, or along throughways for safety reasons. Illegally parked vehicles may be towed at the owner's expense. 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, boats and utility trailers. All vehicles parked on the Cannon Ridge property must be in operating condition both legally and mechanically, i.e. current license plates and inspection sticker, no flat tires, etc. Any vehicle not in operating condition or illegally parked will be towed and stored at the owner's expense. The maximum allowance for parking in visitor spaces is 5 days unless written approval from the board of directors has been issued.
6. **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.
7. **SPEED LIMIT:** For safety reasons, the speed limit on any street within Cannon Ridge shall be seven miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents.
8. **DAMAGE:** Any damage to the exterior of any building, fence, parking lot, or any common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, decks, fences on the owner's lot, outside hose faucets, etc., is the responsibility of the homeowner.
9. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is recommended that each owner, at his expense, secure and maintain in full force and effect one or more insurance policies insuring his lot and the improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard A Extended Coverage insurance policy, including fire and lightning, vandalism and malicious mischief. It is also suggested that the owner, at his expense, secure and maintain in full force and effect, comprehensive general liability insurance for damage or injury to person or property of others occurring on his lot.
10. **NOISE:** Being considerate of one's neighbors is especially important in a community such as Cannon Ridge. Loud voices or noises from televisions, stereo equipment, car alarms, musical instruments, pets, and other disturbances should be avoided at all times, 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. **RENTERS:** Renters should be properly informed by the owner of the unit and must comply with the rules, regulation, and documents of the Association. Property damage by a renter will be charged to the respective Homeowner.

12. **SIGNS:** Only a standard real estate for sale sign is allowed. Only one For Sale or For Rent sign is allowed per unit. No advertising signs or devices are allowed, with the exception of the small, standard Automatic Security System device. One standard political sign is allowed, but must be removed no later than 7 days after the election date.

13. **TOYS:** Bicycles, skateboards, and so forth should not be left in the common areas or in the way of grounds maintenance.

14. **PETS:** 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 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. These requirements are in accordance with the Raleigh Leash Ordinance.

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

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

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

18. **PLANTING:** The area within your rear patio may be planted at the owner's discretion so long as it is not unsightly or damaging to the property. Planting outside of the rear patio area is not permitted without prior approval of the Board of Directors. Requests must be submitted in writing.

19. **PATIO AREAS:** Patio areas must be kept neat and clean at all times. Garden hoses are not allowed to be kept in the front of the homes.

20. **CLOTHES DRYING:** Outside clothes lines of any type are not allowed.

22. **EXTERIOR ANTENNAS/SATELLITE DISHES:** Antennas, uhf, vhf, cb, and marine antennas, etc. are not allowed. Satellite dishes are allowed, however they should be placed in the back yard or on the back of the property if at all possible and should not be in the common area.

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

24. **TRASH COLLECTION:** Trash collection is provided by the City of Raleigh. The City will provide each home with a rolling garbage can. Each trashcan shall be stored in the rear of the home, out of sight from the street. All garbage for each home shall be placed in the can and rolled to the curb on the day designated by the City as garbage pickup day. (Fridays) Once the garbage has been picked up, owners must return their individual cans to the rear area by sunset the day after the garbage has been picked up. Failure by an owner to return their garbage can to the rear of the home 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 the homes.

Recycling: The City of Raleigh provides recycle bins and pick up service for recyclable items (glass, newspapers, plastic containers, etc.) Recycling bins should be kept inside, or in the back, out of sight from the street. **RECYCLING BINS ARE NOT PERMITTED IN THE FRONT OF THE HOMES AS THEY ARE UNSIGHTLY.** If there are any problems with trash/garbage or recycling please call the City of Raleigh 919 -831-6890