

## EAGLECHASE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

1. **GENERAL:** The following rules and regulations are designed to make living at Eaglechase 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:** Annual Homeowner dues are due and payable between the first and last day of January of each year. Any homeowner who is in arrears will be subject to a judgment and lien against them in Wake County Court.
3. **ALTERATIONS:** Prior to any exterior alterations (such as fences, room additions, dog houses, or storage buildings, house color changes) an architectural request form must be submitted to the Board of Directors for approval. This form is can be obtained at <http://www.pindell-wilson.com/portals/64/docs/ecarchnew.doc> or by calling Pindell-Wilson. The Board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within sixty (60) days after said request has been submitted.
4. **YARDS:** Homeowners are required to keep their yards in a neat and orderly appearance - free of clutter, debris, trash, limbs, yard waste, trash, toys, tall weeds/grass, and rubbish, etc. This includes front and back yard and right of ways. Any homeowner not keeping their yard in an orderly manner and/or not keeping it the grass mowed to a height no higher than 8 inches will be subject to a \$100.00/day fine.
5. **PETS:** While dogs, cats, and other domestic pets are allowed, there are city ordinances to which one must abide. Below is a summary of current laws in effect (information obtained from City of Raleigh website):
  - a. **Leash Law** - It is against the law for domesticated animals such as dogs and cats to run unrestrained within the City Limits. They must be confined to their guardian's property or walked on a leash. Guardians of dogs and cats can receive a misdemeanor citation for allowing their pets to run at large.
  - b. **"Pooper Scooper" Law** - The person responsible for any dog must remove feces deposited by the dog from any private property unless the owner of the property has given permission allowing such use of the property. Removal of animal feces is not just a courtesy, it is an environmental necessity.
  - c. **Rabies Law** - Every dog and cat four months of age or older must be inoculated against rabies. All dogs must wear a valid rabies tag at all times. Cats, however, are not required to wear rabies tags provided the guardian of the cat retains proof of inoculation.
  - d. **Nuisance Animals** - According to the City of Raleigh Animal Control Ordinance, a nuisance animal is described as one that is: Found repeatedly running at large; Damaging property; Fouling the air with odors; Habitually making loud noises or barking; Endangering the public health; Vicious; Causing unsanitary conditions of enclosure or surroundings, or; Offensive or dangerous to public health by virtue of number or type. **Regarding this rule the Board limits the total number of animals per household to three.**
  - e. **Dog and cat tags** - All dogs and cats over four months of age must have a City tag. A tag will not be sold without certification that the dog or cat has received a current rabies shot. Cost of the dog and cat tags is \$7 each for spayed or neutered animals (Verification from veterinarian is required.) and \$14 for fertile animals. Contact City for instruction on receiving tags.
  - f. **Dog Tethering** - the dog tethering ordinance regulates the unattended restraint or tethering of dogs; a dog may not be tethered for more than three hours total in any 24-hour period. The ordinance defines tethering as a means of tying out or fastening a dog outdoors on a rope, chain or other line for restraining a dog.

**All violators to sections a – f shall be reported to the City authorities. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.**
6. **PARKING:** Every effort should be made to park all vehicles in the driveways instead of on the street. Boats, trailers, recreation vehicles are allowed, provided they are parked in a garage or screened area. A screen can be a lattice, section of fence, or plantings that would make the boat blend into the background effectively. Remember that fences and trellaces over 10 feet in length must be approved by the Architecture Committee. Fines for failing to comply with the covenants will also be \$10 per occurrence. All vehicles parked within Eaglechase must be in operating condition both legally and mechanically, ie. with current license plates & inspection sticker, no flat tires, etc.

Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Vehicles are not allowed to be parked on the grass/yard or to be left on jacks.  
(Dangerous)

7. **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.
8. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for their structure.
9. **NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Eaglechase. 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, he 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.
10. **RENTERS:** All renters must comply with the rules, regulations, and by-laws of the Association and should be properly informed of these responsibilities by the owner of the unit.
11. **SIGNS:** Only standard size "For Sale@ or "For Rent" signs are allowed on the property and only one sign per home is permitted. Signs are not allowed to be placed in the Common areas. Political signs are not allowed.
12. **DWELLINGS:** Each home shall be used for residential purposes only. No part of the property shall be used for business, manufacturing, commercial or professional purposes. It is the responsibility of the homeowner to maintain the dwelling and any other structures, parking area and landscaping consistent with the Community Standards and the Declaration of Covenants. Indoor furniture is not allowed to be used/stored anywhere on the outside of the property.
13. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.
14. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Eaglechase.
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.
16. **SATELLITE DISHES:** The mini-satellite dishes are allowed, however, the dish should be installed in the back yard or the back of the house or roof and out of sight from the street if at all possible.
17. **GARBAGE COLLECTION:** Trash collection is provided by the City of Raleigh; the City will provide each home with a rolling garbage cart which shall be stored out of sight from the street. The City will not pick up garbage unless it is placed in the containers provided. After pickup, homeowner must return carts to storage area which is out of sight from street no later than sunset of the day following pickup. Failure to comply will result in a daily fine until cart is stored in proper place. Trash cans are not allowed to be kept in the front of the homes. **Violators will be subject to a fine.**  
**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 out of sight from the street. **RECYCLING BINS ARE NOT PERMITTED IN THE FRONT OF THE HOMES 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 Eaglechase Declaration of Protective Covenants will be subject to a fine. Owners of rental property will be charged for tenant violations.**