

FIELDCROSS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

1. **GENERAL:** The following rules and regulations are designed to make living at Fieldcross 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 any of the rules and regulations.**

2. **MONTHLY ASSESSMENTS: Homeowner Assessments 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 legal action and a judgment administered by the Wake County Court System. All reasonable Legal/Court costs shall be the owner's responsibility.

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. This includes installation of "storm doors." The type of "storm door" shall be **white, full-view door**. 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 and will risk having to undo the alteration(s).**

4. **PARKING:** Each townhouse is entitled to **two (2)** assigned, numbered spaces for each unit and 13 Visitor 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 Fieldcross 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 will be towed at the owner's expense after 5 days' written notification. **In addition, vehicles should not park so that the front-or back-end extends beyond the curb.**

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 Fieldcross shall be **seven (7) miles per hour**. Careful attention should be exercised when driving within the community to ensure the safety of all residents.

7. **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.

8. **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 "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. Any damage to any unit that would be covered under a standard "Extended Coverage" insurance policy such as wind, hail, lightning, etc., shall be the responsibility of the owner.

9. **NOISE:** Being considerate of one's neighbors is especially important in a community such as Fieldcross. Loud voices or noises from televisions, stereo equipment, 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.

10. **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.

11. **SIGNS:** Only standard real estate "**For Sale**" signs are allowed. Only one "for sale" sign is allowed per unit. **Absolutely NO "For Rent" signs are permitted.** No political or other advertising signs or devices are allowed, with the exception of the small, standard "Automatic Security System" device.

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

13. **PETS:** Domestic pets are allowed, provided that they do not disturb or annoy residents or guests and are less than 80 lbs. in full-grown weight. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. The City of Raleigh requires pet owners to use a pooper scooper to remove and dispose of pet excrement properly. All dogs and cats shall always be kept under the DIRECT control of their owners and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. A Raleigh humane officer picks up any pet that is running free will. Pets 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 Animal Control should be contacted at 919-996-1449. These requirements are in accordance with the Raleigh Leash Ordinance. Service and assistance animals are exempt from any pet rules and regulations.

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

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15. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Fieldcross.
16. **LOITERING:** The Fieldcross Homeowner's Association does not permit loitering. (1. To stand idly about; linger aimlessly. 2. To proceed slowly or with many stops. 3. To delay or dawdle of any kind.) Loitering may consist of standing idle in homeowners' yards, lingering aimlessly in the common area, or sitting on public utilities or personal property (i.e., green boxes, air condition units, and/or vehicles). Homeowners, as well as the homeowners of children who loiter may be fined for violation of this rule.
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. A fine may be imposed for violators.
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. Garbage cans and recycling bins may not be kept in the grass area as this interferes with grounds maintenance. Garbage cans should be kept close to the exterior of building and NOT pushed out into the common areas. In addition, the recycle bins must NOT be used for trash, storage of old toys, etc. **VIOLATORS WILL BE SUBJECT TO A \$100 FINE.**
20. **GARDEN HOSES:** All hoses must be stored neatly on a hose reel when not in use. The hose reel should be stored (preferably in the rear of building) where it will not interfere with weekly grounds maintenance.
21. **CLOTHES DRYING:** Outside clothes lines of any type are not allowed.
22. **EXTERIOR ANTENNAS:** Antennas and satellite dishes are preferred to be placed on poles behind the house near the storage room to prevent any possible damage to the roofs and siding. If a satellite dish is to be placed on the roof or siding, it is recommended to be positioned on the backside of your home, so it is not visible from the street. Any damage resulting from a satellite dish is the homeowner's responsibility and can be charged by the HOA for repairs/maintenance. Cable and satellite wires/lines installed must also be done in a manner that brings the condition of the property/landscaping to its original state. The Homeowner is responsible for removing and reinstalling their satellite during roof/siding replacement projects, unless otherwise included in the roof replacement project. Satellites dishes and antennas cannot be placed in the common areas. No trees/shrubs/landscaping in the common areas will be removed or altered to accommodate satellite dishes.
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. Blinds must be replaced if missing or torn panels are visible.
24. **GARBAGE COLLECTION, CURBSIDE TRASH AND RECYCLING:** Garbage collection is provided by the City of Raleigh each **FRIDAY**. All residents are provided a garbage container, as well as a recycling container (you may need to call the City of Raleigh Recycling Department to request a recycling container if you do not have one already.) **Please adhere to the following guidelines:**
- **Garbage Collection:** Garbage cans are provided by the City of Raleigh and garbage is collected on **FRIDAY**. These containers should be kept inside your back patio area until Thursday evening or Friday morning of collection day when they need to be taken to the front of homes for collection. The garbage cans should be returned to the rear by sundown of the day of collection. **VIOLATORS WILL BE SUBJECT TO A \$100 FINE AND THE CITY OF RALEIGH WILL IMPOSE A FINE AS WELL.**
 - **Bulky/large items:** The City's Waste Services should be contacted at 919-996-6890 to schedule bulk item pick-ups. This includes furniture, mattresses, large debris, etc. The City allows for one free pick-up every 90 days. Any additional pick-ups are at the homeowner's expense. If you leave items outside for an extended period, you will be issued a violation and possibly a fine. The HOA also has the right to have bulky items picked up and your HOA account will be assessed the charges.
 - **Recycling:** The City of Raleigh provides recycling containers and pick up service **every other Friday** for recyclable items (glass, newspapers, plastic containers, etc.) The City requests that the containers be at curbside by 7:30AM. Recycling containers should be kept on the back patio area. Recycling bins are not permitted in the front of units, as they are unsightly. **VIOLATORS WILL BE SUBJECT TO A \$100 FINE.**