

MACADIE PARK HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

1. GENERAL: The following rules and regulations are designed to make living at Macadie Park pleasant and comfortable for each member of the Association. The restrictions that are imposed upon the members are for the mutual benefit of all. The responsibility to abide by these rules lies with each property owner, the cooperation and consideration of each member is vital to the success of our community.

2. DUES: Annual HOA dues are due on January 1 and considered late on January 31. Any homeowner who is in late will be subject to a \$20 monthly late fee, may have a lien filed on your home, and will be responsible for any attorney collection fees. In severe cases of delinquency, the HOA has the right to foreclose on any home for non-payment of dues or fines.

3. ALTERATIONS: Prior to any exterior alterations or additions (such as fences, storage buildings, decks, screened porches, etc.) an architectural request change form must be submitted to the property management company. All requests must include a drawing or picture of the planned improvement and a diagram of where it will be located on the property. The HOA, 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. The form is located on the pwraleigh.com website.

4. PARKING: Recreational vehicles and trailers should not be parked in the driveways without written permission from the HOA. All vehicles parked within Macadie Park must be in operating condition both legally and mechanically, i.e. current license plates, no flat tires, broken windows, leaking oil, etc. Commercial vehicles are not allowed on the property without written approval of the HOA. Vehicles should not be parked on the front lawns.

5. AUTOMOBILE REPAIRS: Minor vehicle repairs are allowed including those that can be completed in one hour's time (oil changing, tire changing, spark plug replacement, etc.) however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left up on jacks or blocks.

6. SPEED LIMIT: Special attention should be exercised when driving within the community to insure the safety of all residents. The current speed limit in the community is 25 MPH. Please report anyone speeding to the City of Raleigh Police.

7. MAILBOXES: Repairing damage done to mailboxes is the responsibility of the homeowner and is not an HOA issue. All mailboxes must be repaired or replaced with the same style and color mailbox that was there before. Any changes must first be approved by the HOA by submitting an architectural change request form.

8. NOISE: Being thoughtful of one's neighbors is especially important in a community such as Macadie Park. 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.

9. SIGNS: Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted. One political sign is allowed per property, but must not be placed sooner than 45 days preceding the election and must be taken down within 7 days of the completed election.

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 is allowed, nor may be raised, bred, or kept for commercial purposes. Dog runs are not allowed. **If there is an issue with a loose or vicious dog, or dog waste please call City of Raleigh animal control.**

11. **DWELLINGS:** Each home shall be used for residential purposes only, no “at home” business signs or advertisements are allowed. The property exterior should be maintained in good condition.
13. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time.
14. **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.
15. **STORAGE BUILDINGS:** Storage buildings need to be on a slab on grade or underpinned such that you can not see underneath. It is suggested that storage buildings also be in a like color of the dwelling and placed within the sight lines of the dwelling. Storage buildings must be approved by the HOA prior to construction.
16. **CLOTHES LINES:** Clothes lines of all kinds are prohibited. Clothes should not be draped over front porch railings or be left outside to dry.
17. **TRASH RECEPTACLES:** Trash & recycling receptacles (cans/ bins) should be properly stored so they are not visible from the street. The garbage cans should be rolled to the curb on the day designated as garbage pickup day and brought back to the storage area within 24 hours.
18. **LAWNS:** Grass shall be mowed every week and all flower beds and lots should be kept free of weeds. Weeds should be trimmed along the side of the home and along the outside edge of fences. The area along the road-side should be well maintained. Any alteration to the front or side yards must be approved by the HOA.
19. **TOYS:** All children’s toys should be stored in the rear of the home and not visible from the street. Please be considerate of your neighbors and put away all toys when they are not in use. **Basketball goals are not allowed in the street.** Basketball goals may be in the driveway as long as there are no complaints from your direct neighbors.
20. **LOITERING & TRESSPASSING:** Children should not loiter or congregate in the streets. Children should be courteous and not trespass through another person’s yard. These are civil issues and not up to property management to enforce. To report problem trespassing or loitering, please contact City of Raleigh Police.
21. **SATELLITE DISHES:** Dishes less than 24 inches in diameter may be placed on an owner’s direct property without permission from the HOA. The HOA does request that all dishes be placed in the rear of the home if possible and in a location that is aesthetically pleasing.

FINES

Owners of lots that contain violations may be assessed fines by the Association. A warning letter will be sent to the violator asking them to rectify the situation. If the violation is ongoing, or not corrected a fine may be charged to your account. The first fine is \$50.00. The second fine will not exceed \$100 per week. Any lawn that is cut by the HOA will be billed to the owner at actual cost which is usually \$50.

DOCUMENTS

All documents are available for download at www.pwraleigh.com, click on communities, Macadie Park.

ARCHITECTURAL REQUESTS

When making an architectural request, all owners must submit the following:

1. A final survey of their plot with the placement of all items requesting construction.
2. A written description of the materials to be used, color, dimensions, etc.
3. (Optional) any pictures, ads, brochures, etc. to help the HOA in their decision.

*These rules have been revised effective August 1st 2012