

**NEUSE RIDGE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

1. **GENERAL:** The following rules and regulations are designed to make living at Neuse 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.
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 judgement 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 sixty (60) days after said request has been received.
4. **YARDS AND LAWNS:** Yards and lawns should be maintained in a neat and orderly manner. Grass/weeds should not be allowed to grow more than 8 inches in height. Shrubbery should also be maintained in a neat and orderly manner and pruned on a regular basis. Structures of any type are not allowed in the front yards. All toys and yard equipment should be picked up daily and stored out of sight from the street. Basketball goals are not allowed to be near the street.
5. **PARKING:** Every effort should be made to park all vehicles in the driveways instead of on the street. All recreation vehicles, boats, trailers, tractors, campers, etc. are not allowed on the property unless they are parked in the garage or screened with approved screening by the Architectural Control Committee. All vehicles parked within Neuse Ridge must be in operating condition both legally and mechanically, ie. current license plates & inspection sticker, no flat tires, etc. Parking on the grass/in the yard is not allowed. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Violators will be subject to a fine.
6. **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.
7. **SPEED LIMIT:** Special attention should be exercised when driving within the community to insure the safety of all residents.
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 the structure.
9. **NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Neuse Ridge. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11 pm 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. The management office or a member of the Board of Directors should be contacted the next business day.
10. **RENTERS:** All renters must comply with the rules, regulations, and Covenants 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.
12. **PETS:** Dogs, cats, and other domestic pets are allowed, provided that 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. 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 accord with the Raleigh Leash Ordinance. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.
13. **DWELLINGS:** Each home shall be used for residential purposes only and shall be occupied by no more than two people per bedroom. Exteriors should be checked regularly for cleanliness and pressure washed on all sides when needed.
14. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.
15. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Neuse Ridge
16. **LOITERING:** The Neuse Ridge Homeowner's Association does not permit loitering. (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 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 by way of littering or in any way restricting the enjoyment of these areas.
18. **SATELLITE DISHES:** Satellite dishes are allowed, however they must be placed in the back yard or on the back of the property, out of sight from the street if at all possible.

19. GARBAGE COLLECTION: Trash collection is provided by the City of Raleigh. The City will provide each home with a rolling garbage can. Each can 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. 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.

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 in the back, 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 or the Declarations of Covenants, Conditions, and Restrictions for Neuse Ridge will be subject to a fine by the Board of Directors.