

# NORMANDIE HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

**1. GENERAL:** The following rules and regulations are designed to make living at Normandie 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. These rules and regulations are derived from the Declaration of Restrictive Covenants that each homeowner was given by their attorney at closing. 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 delinquent will be subject to their account being turned over to a collection attorney and possible a judgment and lien against them in Wake County Court.

**3. ALTERATIONS:** Prior to any exterior alterations or additions, such as fences, room additions, storage buildings, exterior lighting, tree removal or landscaping changes, an Architectural Request Approval form must be submitted to the Architectural Control Committee for approval. The Architectural Control Committee, at its discretion, may or may not approve any changes or additions. A written reply to any request will be made within thirty (30) days after said request has been submitted.

**4. PARKING:** All vehicles should be parked in the driveways instead of on the street. Recreational vehicles and trailers cannot be parked in the driveways for more than forty-eight consecutive hours without written permission from the Board of Directors. Recreational vehicles, including towed vehicles, must be kept in an enclosed garage. All vehicles parked within Normandie must be in operating condition both legally and mechanically with current license plates and inspection sticker and with no flat tires, etc. Commercial vehicles are not allowed on the property without written approval of the Board of Directors.

**5. 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 for more than twelve hours.

**6. SPEED LIMIT:** Special attention should be exercised when driving within the community to insure the safety of all residents. If someone is speeding please report them to the local authorities.

**7. 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 structures on his property and for any potential personal liability issues that may occur on his property. The association provides insurance for common areas.

**8. NOISE:** Loud noises from televisions, stereo equipment, musical instruments, nuisance pets, and other disturbances must be avoided at all times. 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 on the next business day.

**9. SIGNS:** Only one standard size professionally lettered "For Sale or For Rent" sign and one small professional security sign is allowed on the property. Per NC State Statute 47-F political signs are allowed no sooner than 45 days prior to the election and must be removed within 7 days after the end of the election. Political signs shall not be illuminated, and must comply with all applicable city, town, or county ordinances that regulate the size of political signs. No political, sale, for rent signs are allowed in common areas.

**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 shall be raised, bred, or kept for commercial purposes. All structures for care, housing and control of pets must be approved by the Architectural Control Committee in writing.

**11. DWELLINGS:** All lots and homes shall be used for residential purposes only. The use and advertisement of Normandie Homes on Air-BnB and other transient rental websites are prohibited by the Normandie Covenants. No changes may be made to the exterior color, finish or texture of the dwelling, roof, or fencing without approval of the architectural committee. It is the responsibility of the homeowner to maintain the dwelling and any other structures, parking area and landscaping consistent with the Community Standard and the Declaration of Restrictive Covenants.

**12. MAILBOXES:** All mailboxes must be of similar style and color as that originally installed by the homebuilder and as described by the Architectural Standards. The homeowner is responsible for replacing a damaged mailbox and post with one that matches the originally installed mailbox. Specifications are available on the [pindell-wilson.com](http://pindell-wilson.com) website.

**13. EXTERIOR OF DWELLINGS:** No swimming pool, outside Jacuzzi, hot tub, hammock, play equipment (including basketball goals) or vegetable garden may be erected, planted or maintained without the written approval of the Architectural Control Committee. No artificial vegetation, statuary or similar items are permitted on the exterior of any home. Bird baths, birdhouses, etc. must be approved in writing by the Architectural Control Committee but in no event can they be visible from the street. No clotheslines of any type are permitted on the exterior of the dwelling. Trash receptacles must be stored so that they are not visible from the street.

**14. GAS TANKS:** All above ground fuel storage tanks must be in the rear of the property and must not be visible from the street.

**14. HAZARDS:** The discharge of firearms, fireworks, or any other noise-making device is not permitted at any time.

**15. LAWNS:** No homeowner shall allow their grass to exceed six inches in height or allow weeds or rubbish to accumulate.

**16. 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.

