

SUNNYBROOK HOMEOWNERS ASSOCIATION

SINGLE FAMILY HOMES RULES AND REGULATIONS

- 1. GENERAL:** The following rules and regulations are designed to make living at Sunnybrook pleasant and comfortable for each member of the Association and are in agreement with the Declaration of Restrictive Covenants. The cooperation and consideration of each member and their tenants or guests is vital to preserve, protect, and enhance the community.
- 2. ANNUAL ASSESSMENTS:** Homeowner Assessments are due and payable on the first day of January each year and are considered late if not received by March 31st. Any homeowner who is late will be charged a \$20.00 late fee for each month that they remain delinquent. The delinquent homeowner will be subject to a judgment against them and a lien against the property through the Wake County court. The Board of Directors, at its sole discretion, may decide to foreclose on the property for non-payment of Assessments.
- 3. ALTERATIONS:** Prior to any exterior alterations or additions (such as fences, room additions, storage buildings, color changes, major landscaping changes, etc..) an Architectural Change Request Form must be submitted to the HOA for approval. The Board, at its' sole discretion, may or may not approve any change requests. A written reply to all requests will be made within thirty (30) days after said request has been received.
- 4. FENCING:** The style of fencing that is approved for the rear of your yard is a six foot tall vinyl fence or a six foot tall treated wood fence. The wooden fences must be natural in color and not painted. The fence must not protrude any further toward the front of the property than the mid-point of the sides of the house. The support structure for all fences must be on the inside. The fence must be set back 6-12 inches inside the property lines on the sides and rear and is not allowed to encroach on a neighbor's property. In order to determine where your property lines are, you may need to conduct a survey at your expense. A written request, with the proposed location of the fence drawn on a survey and the Architectural Request form must be submitted to the Board of Directors.
- 5. YARDS, LAWNS, EXTERIOR:** Yards and lawns should be maintained in a neat and orderly manner. Grass shall appear to have been mowed every week and flowerbeds shall be kept free of weeds. 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. Outside clothes lines of any kind are not allowed. The maintenance of the home shall be performed to ensure a pleasing appearance. Pressure washing, painting, cleaning, repairs, and the like shall be performed as needed to ensure the appearance of the home does not deteriorate.
- 6. PARKING:** The Association prohibits the parking of boats, trailers, recreational vehicles, jetskis, and all similar equipment on the common area or individual lots. Vehicles with commercial license plates are not allowed to be parked on the lots. No Motor vehicles may be parked or stored on any while on jacks, while being repaired, or in inoperable condition. All vehicles parked within the Sunnybrook lots must be in operating condition both legally and mechanically, i.e. current license plates & registration, no flat tires, broken glass, heavy accident damage, etc. No motor vehicles may be parked or stored on any lot while on jacks, while being repaired, or in inoperable condition. 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. Parking on the grass, on the front lawn or anywhere in the yard, or over the sidewalk is not allowed.
- 7. STREETS:** Sunbright Lane, Eastern Branch, Stoney Spring, Diamond Springs, Muddy Creek, are roads dedicated for public use and fall under the jurisdiction of the City of Raleigh. The HOA has no authority to police the streets and any issues such as potholes, disabled vehicles, parking problems, or loitering, that occur on the streets should be reported directly to the City or the Police. Street lights that have gone out or are not working properly should be reported to Duke Energy.

8. **INSURANCE:** The Homeowners Association does not provide insurance coverage for your lot or on the homes. It is the responsibility of the owner to provide complete insurance coverage for your property. The HOA has liability coverage on the common property and property coverage on any property owned by the HOA.

9. **NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Sunnybrook. 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 City of Raleigh Police should be contacted.

10. **TENANTS:** All renters must comply with the rules and regulations of the Association and should be properly informed of these responsibilities by the owner of the property.

11. **SIGNS:** Only standard size "For Sale or "For Rent" signs are allowed on the property and only one sign per home is permitted. Political signs are permitted 45 days prior to the Election Day, but must be removed within 7 days of the end of the election.

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 (on a leash or harness or fenced in) 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 in Sunnybrook.

Problems with animals should be reported the Raleigh Animal Control 919-831-6311

13. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation should be reported to the Federal Postal authorities. All mailboxes should be kept in good repair and if damage should occur must be replaced with similar style, material, and color.

14. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Sunnybrook. Should this occur, please notify City of Raleigh Police.

15. **POND:** There shall be no swimming, wading, fishing, boating of any kind, or remote control boats, or other vehicles/vessels allowed in or around the pond.

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. No Bicycles, scooters, motorized vehicles or any recreational vehicles shall be used in the Common Areas.

17. **SATELLITE DISHES:** Satellite dishes less than 1 meter in diameter are allowed, however it is recommended that they be placed in the back yard or on the back of the property if at all possible for aesthetics.

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

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.** If there are any problems with trash/garbage or recycling please call the City of Raleigh 919 -831-6890