

TUNBRIDGE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

- 1. GENERAL:** The following rules and regulations are designed to make living at Tunbridge 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 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, additions, or house color changes (such as fences, room additions, dog houses, 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 submitted. Please contact property management with any questions or to obtain copy of this form.
- 4. YARDS:** Homeowners are required to keep their yards in a neat and orderly appearance - free of clutter, debris, trash, limbs, yard waste, trash, toys, tall weeds/grass, and rubbish, etc. This includes front and back yard and right of ways. Any homeowner not keeping their yard in an orderly manner and/or not keeping it mowed to a height no higher than 8 inches may be subjected to a fine by the HOA.
- 5. PARKING:** Every effort should be made to park all vehicles in the driveways instead of on the street. Boats, trailers, recreation vehicles are allowed, provided they are parked in a garage or screened area. All vehicles parked within Tunbridge must be in operating condition both legally and mechanically including a current license plate & inspection, no flat tires, broken glass, major collision damage, etc. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Vehicles are not allowed to be parked on the grass/yard or to be left on jacks for repair.
- 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. 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.
- 8. NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Tunbridge. 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. RENTERS:** All renters must comply with the rules, regulations, and by-laws of the Association and should be properly informed of these responsibilities by the owner of the property.

10. SIGNS: One standard “For Sale” or “For Rent” sign is allowed on the property but, may not be illuminated or exceed 9 sq. feet in display area. Signs are not allowed to be placed in the Common areas. 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 signs are allowed in any vacant lots or common areas.

11. 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. All nuisance animals should be reported to Wake County Animal Control. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes. Pets are not allowed to be chained, tied, or restrained in any way in the front yards.

12. DWELLINGS: Each home shall be used for residential purposes only. No part of the property shall be used for business, manufacturing, commercial or professional purposes. It is the responsibility of the homeowner to maintain the dwelling and any other structures, parking area and landscaping consistent with the community standards and the Declaration of Covenants.

13. MAILBOXES: Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. Please keep your mailbox clean and in good repair.

14. HAZARDS: The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Tunbridge.

15. 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.

16. SATELLITE DISHES: The mini-satellite dishes are allowed, however, the dish should be installed in the back yard or the back of the house or roof and out of sight from the street if at all possible.

17. GARBAGE COLLECTION: All garbage for each home shall be placed in the can and rolled to the curb on the day designated as garbage pickup day. Once the garbage has been picked up, owners must return their individual cans to the rear of their home area on the day 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.