

# WOODS OF BLAIR HILL HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

- 1. GENERAL:** The following Rules and Regulations are designed to make living at the Woods of Blair Hill pleasant and comfortable for each member of the Association. The restrictions which the Board enforces upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital.
- 2. DUES:** Homeowner dues are due and payable the first of each month and are considered late if not paid by the following month. A late fee charge of Twenty Dollars (\$20.00) may be applied. Any homeowner who is in arrears will be subject to a judgment and lien against them in Wake County Court.
- 3. ALTERATIONS:** Prior to **ANY EXTERIOR** alterations, additions, patios or house changes (such as fences, room additions, landscaping or storage buildings) an architectural request for approval form must be submitted to the Architectural Committee for approval. The Architectural Committee, at its sole discretion, may or may not approve of any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.
- 4. SHEDS OR OUTBUILDINGS:** No shed or storage building should be erected without prior written approval of the Board. All buildings must conform to the same architectural style as the residence, similar in color and built upon: (1) Brick or (2) Block with cement parging. Setting a building upon blocks alone is not considered to be a permanent foundation. Vinyl, plastic or metal sheds/buildings are not allowed.
- 5. PARKING:** Every effort should be made to park all vehicles in the garage or driveway instead of on the street. Permanent parking on the street is not allowed. All vehicles parked within the Woods of Blair Hill must be in operating condition both legally and mechanically, i.e. current license plates & inspection sticker, no flat tires, etc. Any vehicle not in operating condition may be towed and stored at the owner's expense after written notification if it is not placed in operating condition or removed from the property. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Parking on the grass/in the yard is not allowed. Trailers, recreational vehicles (RVs, boats, trailers, etc.) of any kind are not allowed to be parked on the street and must be properly hidden or screened from street view.
- 6. AUTOMOBILE REPAIRS:** All vehicle repairs whether minor (oil change, spark plugs, etc.) to major repairs (engine overhaul, transmission repair, brake repair, etc.) are to be done within the garage. At no time shall a vehicle be left in the driveway which is under repair or left on blocks/jacks.
- 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 their structure.
- 8. NOISE:** Being thoughtful of one's neighbors is especially important in a community such as the Woods of Blair Hill. 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, they 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.

- 9. RENTERS:** All renters must comply with the Rules & Regulations and other legal documents of the Association and should be properly informed of these responsibilities by the owner of the unit.
- 10. SIGNS:** Only standard size “For Sale” or “For Rent” signs are allowed on the property and only one sign per house is permitted. Signs are not allowed to be placed in the Common areas. Political signs are not allowed. Multiple signage may be allowed to include but not limited to: New construction/Builder/Advertising signs are allowed during construction of houses.
- 11. PETS:** Dogs, cats, and other domestic pets are allowed, provided 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 the 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 Leash Ordinance. If problems persist contact the Town of Wendell Animal Control. No livestock or poultry of any kind are allowed.
- 12. MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.
- 13. HAZARDS:** The discharge of firearms is not permitted at any time within the boundaries of the Woods of Blair Hill.
- 14. MAINTENANCE OF LOTS:** New lawns must be sodded in the front of the house. Yards and lawns should be maintained in a neat and orderly manner. Grass should not be allowed to exceed 6 inches in height. Trees and shrubs should be properly and regularly maintained. Natural areas are to have dead trees removed and cleared of undergrowth such as vines or weeds. If a homeowner fails to maintain their property in a neat and orderly condition or otherwise neglects their property and allows unsightly conditions to develop, the Board, after written notice to the owner, may, but is not obligated to, take steps to remedy the problem at the property owner’s expense.
- 15. COMMON AREAS:** Every Homeowner should protect their 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. i.e.: Please do not curb your pets or leave yard waste in the common areas.
- 16. TRASH CONTAINERS:** Trash and recycling containers and other debris should be kept in the garage, screened from view or an enclosed utility shed and not visible from the street or adjacent lot. All trash must be in the garbage cart and yard waste should be left at the curb for the Town of Wendell to pick-up (follow Town of Wendell guidelines). Containers should not be put out ahead of the regular schedule and should not be left out after the day trash is collected.
- 17. SPORTS EQUIPMENT:** No sports equipment (basketball goals, soccer nets, bikes, etc.) should be located in or near the street. Playing in the public street is prohibited due to safety. Sports equipment should be stored out of sight when not in use.