

WALNUT BLUFFS HOMEOWNERS ASSOCIATION

TOWNHOMES RULES AND REGULATIONS

1. **GENERAL:** The following rules and regulations are designed to make living at Walnut Bluff pleasant and comfortable for each member of the Association while maintaining the value of our community. 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 to our success. Fines may be levied against owners for violations of the rules and regulations at a rate of \$50 for the first week and \$100 for each additional week or partial week that the violation occurs.
2. **MONTHLY ASSESSMENTS:** Homeowner Assessments are due on the 1st of each month and must be received no later than the last day of each month. Any homeowner who is in arrears will be subject to a \$20 late fee each month and legal action including lien, judgment, and foreclosure administered by the Wake County Court System. All legal and court costs shall be the owner's responsibility and are part of the assessment due the Association.
3. **ALTERATIONS:** Prior to any exterior alterations or additions to the buildings or grounds, an architectural change request form must be submitted in writing 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 thirty (30) days after the request has been received. Any homeowner who makes exterior alterations without approval may be subject to legal action against them.
4. **REAR PATIOS & FENCING:** The only fencing styles that are approved for the rear patio area is 6 foot tall white vinyl fencing and a 6 foot tall dog ear wood fence which must be treated lumber, and cannot be painted or stained. (Must remain natural) The fence must be placed ten feet from the rear of the concrete patio towards the back of the property so long as it does not encroach on the Homeowner Associations Common Property. The support structure for all fences must be on the inside of the patio area. The fence must be on the property lines on the sides of the patio and not allowed to encroach on a neighbor's property. Neighbors are allowed to use the side fence as their side fence if necessary, rather than constructing two fences for one side. **Fencing styles must be consistent for each building row and all homes in a particular building row will be limited to either the wood style or the white vinyl. The HOA does not maintain any fences, decks or rear patios. Any owner who encloses their rear patio will waive their right to have routine maintenance performed within the enclosed area.**
5. **PARKING:** Each townhouse is entitled to only two (2) assigned parking spaces. Any extra vehicles (more than two) may not be parked in front of the buildings. Please ask visitors not to park in assigned spaces or in front of the buildings. Designated visitor parking spaces are to be used on a temporary basis only by guests. Parking is not allowed on the grass, in medians, or along throughways for safety reasons. Illegally parked vehicles may be towed at the owner's expense with or without warning. Recreation vehicles, commercial vehicles, dump trucks, all towed vehicles or equipment, vehicles with more than two axles or any vehicle of more than eighteen (18) feet are not allowed. This includes all campers, boats and utility trailers. All vehicles parked on the Walnut Bluff property must be in operating condition both legally and mechanically, i.e. current license plates, no flat tires, etc. Extra parking is available on Maybrook Drive which is a public city street. **Any vehicle in violation of the rules, not in operating condition, with expired plates, or illegally parked will be towed at the owner's expense to Price's wrecker service in Raleigh at 221 Russ Street Raleigh NC 27610.**
6. **AUTOMOBILES & REPAIRS:** Minor vehicle repairs (oil changing, tire changing, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills, to the parking lot or any common area will be the sole responsibility of the homeowner. Vehicles are not allowed to be left on jacks or blocks. **SPEED LIMIT:** For safety reasons, the speed limit on any street within Walnut Bluff shall be seven miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents.
7. **DAMAGE:** Any damage to the exterior of any building, fence, parking lot, or any common property shall be charged to the unit owner from which the damage originates. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, decks, fences on the owners lot, outside hose faucets, etc., is the responsibility of the homeowner.
8. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is required that each owner, at their expense, secure and maintain in full force and effect one or more insurance policies insuring his lot and the improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard Extended Coverage insurance policy, including fire and lightning, vandalism and malicious mischief. It is also suggested that the owner, at his expense, secure and maintain in full force and effect, comprehensive general liability insurance for damage or injury to person or property of others occurring on his lot.

9. **NOISE:** Being considerate of one's neighbors is especially important in a townhome community. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 11:00pm and 8:00am. If a homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the disturbing party is uncooperative and the problem is severe, then contact the Raleigh City Police. Notice of the incident should be made with Pindell-Wilson Property Management the next business day.

10. **RENTERS:** Renters should be properly informed by the owner of the unit and must comply with the rules, regulations, and documents of the Association. Property damage by a renter will be charged to the respective Homeowner.

11. **SIGNS:** Only standard size real estate "for sale" and "for rent" signs are allowed. Only one sign is allowed per unit. One political sign is allowed but must not be displayed earlier than 45 days prior to the election and must be taken down within 7 days following the election. Other advertising signs or devices are allowed, with the exception of the small, standard size security system sign.

12. **TOYS:** Bicycles, skateboards, and so forth should not be left in the common areas or in the way of grounds maintenance. All toys should be neatly stored or put away, out of site, when not in use. Any toys left in the common areas while not in use may be removed and disposed of by the HOA.

13. **PETS:** 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. The City of Raleigh requires a pooper scooper to remove and dispose of pet excrement properly. 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.

14. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. The USPS maintained the locks and key to your mailboxes, should you need a new key you must contact your local USPS branch.

15. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Walnut Bluff.

16. **COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors and guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas.

17. **PLANTINGS:** The area within your rear patio may be planted at the owner's discretion so long as it is not unsightly or damaging to the property. Planting outside of the rear patio area is not permitted without prior approval of the Board of Directors. Requests must be submitted in writing.

18. **PATIO AREAS:** Patio/Deck areas must be kept neat and clean at all times.

19. **CLOTHES DRYING:** Outside clothes lines of any type are not allowed.

20. **EXTERIOR ANTENNAS:** Antennas are not allowed. Satellite dishes should be placed in the rear of the home and not in the common property.

21. **WINDOW AIR CONDITIONERS & WINDOW COVERINGS:** Window air conditioners of any type are not allowed. Window coverings (drapes/blinds, etc.) must be white backed for appearance and continuity. No bold or other colors are allowed. All blinds, screens, and window coverings must be in a state of good repair.

22. **TRASH/RECYCLING COLLECTION:** Trash collection is provided by the City of Raleigh. All containers must be stored in the rear of the unit as to not be seen from the street. Trash containers are allowed to be put out the night before garbage collection and then must be removed by the evening after collection. All trash cans and recycling bins must have your address number listed on the container. If your container is left in front of the building after trash collection you may be fined by the HOA. **Any trash related fines assessed to the HOA from the City of Raleigh will be passed on and levied against the offending unit owner.**

23. **GARDEN HOSES:** All garden hoses must be kept in the rear of the property unless they are neatly kept on a hose-reel. All hose-reels must be tan or green in color. Any garden hose that is in the front of the property and is not on an approved hose-reel will be considered a violation of this rule.