

WALNUT RIDGE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
(Single Family Homes)

The following rules and regulations are designed to make living at Walnut Ridge 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. Fines may be imposed for violations of the rules and regulations up to \$100 per day/per incident in accordance with the North Carolina state laws and statues governing homeowners associations.

The following are a brief overview of the Walnut Ridge HOA Restrictive Covenant. A complete copy of rules and regulations can be obtained online at www.pindell-wilson.com.

1. **MONTHLY ASSESSMENTS:** Homeowner Assessments are due and payable between the first and last day of January of each year. Any homeowner who is in arrears for one or more will be subject to legal action and a judgment administered by the Wake County Court System. All reasonable Legal/Court costs shall be the owner's responsibility.
2. **ALTERATIONS:** Prior to any exterior alternations or additions (such as fences, room additions, or storage buildings) an architectural request must be submitted in writing to the Board of Directors for approval. The Board, at its sole discretions, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after receipt of formal request. Any homeowner who makes exterior alterations without prior approval will be subject to legal action and/or fines.
3. **YARDS AND LAWNS:** Every effort should be made to maintain the yard in a neat, orderly manner and without debris. Lawns should be mowed regularly. Grass or weeds should not be allowed to grow more than 8 inches in height. Structures of any type are not allowed in the front yards. Any homeowner in violation will be fined after seven (7) days of written notification.
4. **PARKING:** Every effort should be made to park all vehicles in the driveways instead of on the street. All recreation vehicles and trailers should be parked in the driveways and not on the street. Parking is not allowed on the grass or on the front yards. Illegally parked vehicles will be towed at the owner's expense. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. All vehicles parked on the Walnut Ridge property must be in operating condition both legally and mechanically, i.e., current license plates and inspection sticker, no flat tires, etc. Any vehicles not in operating condition will be towed at the owner's expense after five (5) days of written notification.
5. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (tire changing, etc) are allowed; however, major repairs (engine overhaul, transmission repair, bake 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 to repair. Vehicles are not allowed to be left on jacks or blocks.
6. **SPEED LIMIT:** For safety reasons, the speed limit on any street within Walnut Ridge shall be seven miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents.
7. **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. A fine may be imposed for violators.
8. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is recommended that each owner, at his expense, secure and maintain in full force and effect one or more insurance polices 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 lighting, 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 community such as Walnut Ridge. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, automobiles, 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 shall be properly informed by the owner(s) of the unit and must comply with the rules, regulation, and documents of the Association. Property damage to any common area by a renter will be charged to the respective homeowner. Any curbside trash, to include but not limited to any type of furniture, piles of trash, or other household items left by renters vacating the property will be moved at the owner's expense.

11. **SIGNS:** Only standard real estate "for sale" or "for rent" signs are allowed. Only one sign is allowed per home.
12. **TOYS:** Basketball goals are permitted, however, they should be limited to driveways. They are not allowed to be used in the streets, front yards, or the common areas.
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. Dog runs are not allowed and pets are not allowed to be restrained in the common areas, in any way. These requirements are in accordance with the Raleigh Leash Ordinance.
14. **HAZARDS:** The discharge of firearms, fireworks, or any other noise-making device is not permitted at any time within the boundaries of Walnut Ridge.
15. **CLOTHES DRYING:** Outside clothes lines of any type are not allowed.
16. **EXTERIOR ANTENNAS:** Antennas of any type are not allowed at Walnut Ridge. Satellite dishes are allowed, however, every effort should be made to locate the dish in the backyard.
17. **TRASH COLLECTION:** The City of Raleigh provides Trash collection each Friday, except for holidays. Curbside trash (boxes, newspapers, etc.) is picked up on Fridays, except for weeks containing a holiday. The City of Raleigh will issue a large green receptacles used to contain trash. This receptacle must be stored behind your home at all times, except on Fridays during trash pick-up. Failure to maintain the receptacle within your backyard is a violation of City of Raleigh ordinance and will be subject to fines. The City of Raleigh provides green bins for recycling. Recycling bins are not permitted in the front of the homes, as they are unsightly. Violations will be subject to a fine.
18. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. Mailboxes should be maintained and kept in good condition at all times, at the expense of the homeowner.
19. **DWELLINGS:** Each home shall be used for residential purposes only and shall be occupied by no more than two people per bedroom.