

Walnut Ridge Homeowners Association Rules and Regulations (Townhomes)

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 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 North Carolina state laws and statutes governing homeowners associations.

The following are a brief overview of the Walnut Ridge HOA Restrictive Covenants. A complete copy of the Declaration of Covenants and Restrictions can be obtained online at pindell-wilson.com.

- 1. MONTHLY ASSESSMENTS:** Homeowner assessments are due and payable no later than the 10th of each month. Any homeowner who is in arrears for one or more will be subject to legal action and a judgement administered by the Wake County Court System. All reasonable legal/court costs shall be the owner's responsibility.
- 2. ALTERATIONS:** Prior to any exterior alterations or additions to the buildings or grounds, a request 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 receipt of formal request. Any homeowner who makes exterior alterations without prior approval will be subject to legal action and or fines.
- 3. PARKING:** Each townhouse is entitled to two (2) parking spaces. The corresponding last two digits of each townhouse are marked on each parking space. Any Extra vehicles (more than two) may not be parked on the property. Please ask visitors to park in spaces marked as "Visitor". Visitor's spaces are for guest parking only and should only be used by guests on a short-term basis. Long-term parking in visitor spaces will result in the vehicle being towed at the owner's expense. Parking is not allowed on the grass, in medians, or along the throughways. Illegally parked vehicles will be towed at the owner's expense. Recreation vehicles, commercial vehicles, all towed vehicles or equipment, vehicles with more than two axles, or any vehicles more than eighteen (18) feet are not allowed. This includes all campers, boats, utility trailers, storage containers, and buses. All vehicles parked on 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 or in violation of the rules may be towed at the owner's expense with or without notice.
- 4. AUTOMOBILE REPAIRS:** Minor vehicle repairs (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 to repair. Vehicles are not allowed to be left on jacks or blocks.
- 5. SPEED LIMIT:** For safety reasons, the speed limit on any street within Walnut Ridge shall be seven (7) miles per hour. Careful attention should be exercised when driving with the community to ensure the safety of all residents.
- 6. Property Damage:** Any damage to the exterior of any building, fence, parking lot, or any common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, fences on the owner's lot, outside hose faucets etc., is the responsibility of the homeowner.
- 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 individual residential units. It is recommended that each owner, at their expense, secure and maintain in full force and effect one or more insurance policies insuring their 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 their 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 their 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 of the unit and must comply with the rules and regulations, and other documents of the Association. Property damage 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 owners expense. Violations committed by renters may result in fines to the property owner's account.

11. SIGNS: Only standard real estate "For Sale" or "For Rent" signs are allowed. Only one sign is allowed per unit. No political or other advertising signs or devices are allowed, with the exception of the small, standard "Automatic Security System" device.

12. LOITERING: The Walnut Ridge Homeowner's Association does not permit loitering. Loitering consists of standing idly about; linger aimlessly; to proceed slowly or with many stops; to delay or dawdle of any kind. Loitering may consist of standing idle in homeowner's yards, lingering in the common area, or sitting on public utilities or personal property (i.e., green boxes, air conditioning units, and vehicles). Homeowners, as well as the children of homeowners who loiter may be fined for violation of this rule.

13. TOYS: Bicycles, skateboards, basketball goals, and other play items or sports equipment should not be left in the common areas or in the way of grounds maintenance.

14. 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 that all excrement be disposed of 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.

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

16. PLANTING: 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. Plantings in the front beds are allowed, however, the Board reserves the right to remove any plants at their sole discretion. Any other plantings are not allowed without prior approval of the Board of Directors. Request must be submitted in writing.

17. PATIO AREAS: Patio areas must be kept neat and clean at all times. Patio areas are not allowed to be used for storage.

18. GARDEN HOSES: Garden hoses are allowed to be kept in the front of the buildings, provided they hose is green and when not in use is stored on a dark-green or dark-brown free standing hose reel.

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

20. 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. Satellite dishes are not allowed to be mounted on the roofs.

21. WINDOW AIR CONDITIONERS: Window air conditioners of any type are not allowed.

22. WINDOW COVERINGS: Window coverings to include blinds and or drapes must be white backed for appearance and continuity.

23. TRASH COLLECTION: The City of Raleigh provides trash collection each Friday, except for holidays. For the removal of bulk items or extra items that cannot fit in the trash bin, a pick-up should be scheduled with the City of Raleigh BEFORE the items are placed outside. The City will pick up these items for free up to 4 times a year per address. When the pickup is scheduled, Pindell-Wilson Property Management should be notified. The waste bins issued by the City of Raleigh and personal bins must be stored behind your townhome at all times except Thursday evenings and Fridays during pickup hours. This area should be kept neat and clean. Failure to maintain the receptacle within your backyard is a violation of City of Raleigh ordinance and will be subject to fines. These expectations are the same for recycling bins or other recycling receptacles.

24. MAILBOXES: Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to Federal Postal Authorities. Replacement keys or locks should be reported to the local post office. The post office is responsible for issuing and replacing locks at the cost to the homeowner.

25. DWELLINGS: Each home shall be used for residential purposes only and shall be occupied by no more than two people per bedroom.