

# WYNTERFIELD PHASE II TOWNHOME ASSOCIATION RULES AND REGULATIONS

**1. GENERAL:** The following rules and regulations are designed to make living at Wynterfield Phase II pleasant and comfortable for each member of the Association while protecting the value of the 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. Fines may be imposed for violations of the rules and regulations.

**2. MONTHLY ASSESSMENTS:** Homeowner Assessments are due and payable on the 1<sup>st</sup> of each month and considered late if not received by the 30<sup>th</sup> of each month. Payments may be made online, by check, or bank draft. Any homeowner who is in arrears will be subject to a \$20 per month late fee and may be subject to legal action and a judgment administered by the Durham County Court System. All legal fees and court costs shall be the owner's responsibility.

**3. 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 the next scheduled board meeting. Any homeowner who makes exterior alterations without approval may be subject to legal action and/or fines. Only the original fencing as installed by the builder is allowed. Any requests identified as restricted per the CCR's, Use Restrictions are already deemed unauthorized.

**4. REAR PATIOS:** The rear patio area should remain neat and free of clutter and trash. Owners are not permitted to "fence in" or enclose their rear patio area permanently. The condition of the rear patio area should in no way hinder the landscaping company from performing its duties.

**5. AUTOMOBILE REPAIRS:** Only emergency type (flat tire, dead battery, etc.) automobile repairs are allowed on the Wynterfield II property. No other vehicle repairs are allowed on the property. Any damage, including oil/antifreeze leakage, to the parking lot or any common area as a result of leaking/damaged vehicles will be the sole responsibility of the homeowner. Vehicles are not allowed to be left on jacks or blocks.

**6. 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., are the responsibility of the homeowner and is not covered by the association.

**7. NOISE:** Being considerate of one's neighbors is especially important in a community such as Wynterfield II. 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 11:00 pm and 7:00am. 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 Durham Police. The association rules are in conjunction with the City of Durham noise ordinance.

**8. 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.

**9. SIGNS:** Only professional standard size signs (no more than 6 square feet) "For Sale" or "For Rent" sign is allowed on the property and only one sign per home is permitted. Signs are not allowed to be placed in the common area.

**10. TOYS:** Bicycles, skateboards, children's toys and so forth should not be left in the common areas or in the way of grounds maintenance. Basketball goals are not allowed.

**11. PETS:** Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. Pet owners must use a pooper scooper to remove and dispose of pet excrement. 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.

**Neighbors should report any issues with nuisance pets to Durham animal control.**

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

**13. 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. Homeowners are not allowed to use the common areas for storage. A fine may be imposed for violators.

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

**15. WINDOW AIR CONDITIONERS & WINDOW COVERINGS:** Window air conditioners of any type are not allowed. Window coverings must be drapes and/or blinds and neutral in color. Sheets are not allowed to be used as window coverings.

**16. PARKING:** Homeowners & Tenants must park their vehicles in the parking spaces associated with their place of residence. Homeowners & Tenants may not park in guest spots at any time. Parking in Wynterfield 2 is limited and all guest spaces should be reserved for **temporary visitors for no more than 7 consecutive days.**

- Parking on the grass, sidewalks, or in medians, is not permitted. All streets in Wynterfield 2 are private and the authority to monitor and enforce the community rules regarding parking lies with the homeowners association. Vehicles parked in the street may impede the flow of traffic and limits access for emergency vehicles. Guests may park temporarily in designated guest spots and along portions of the public roads - Contravest Parkway and Courtney Creek Blvd.
- Recreation vehicles, commercial vehicles, all towed vehicles, trailers, or equipment, vehicles with more than two axles or any vehicle/truck of more than eighteen (18) feet in length are not allowed within Wynterfield II. This includes all campers, boats and utility trailers. All vehicles parked on the Wynterfield II property must be in operating condition both legally and mechanically, including: current license plates and registration, no flat tires, broken windows, severe accident damage, etc.

**Vehicles parked in an area labeled "NO PARKING" by sign, by YELLOW MARKED CURBS, or otherwise parked illegally, will be towed without notice or warning at the owner's expense by:**

**Chandler's Towing**

**1314 E. Club Blvd.**

**Durham NC 27704**

**919-220-5234 or 919-596-4547**

*\*Members of the Association that violate these rules and regulations and/or the Declaration of Covenants, Conditions, and Restrictions for Wynterfield II Townhomes may be subject to a fine of up to \$100/Day until the violation is abated/corrected. Owners of rental property may be fined for tenant violations. All association documents are available online at [www.pwraleigh.com](http://www.pwraleigh.com)*