

WYNTERFIELD TOWNHOME ASSOCIATION RULES AND REGULATIONS

1. GENERAL: The following rules and regulations are designed to make living at Wynterfield Townhomes a safe and enjoyable experience for each member of the Association. This edition of the rules and regulations amends and supersedes any and all previous versions. The restrictions which the Board imposes upon the members are intended for the mutual benefit of all in the community. The cooperation and consideration of each member is critical to achieving this goal. When necessary, fines may be imposed for violations of the rules and regulations after notice of violation has been issued and sufficient time to comply has been granted.

2. MONTHLY ASSESSMENTS: Homeowner Assessments are due and payable on the 1st day of each month and must be received no later than the last day of each month. A \$20 late fee will be assessed for each month there is a past due balance. Any homeowner who is in arrears for one or more months will be subject to legal action, lien, foreclosure and judgment administered through the Durham County Court System. All legal fees and court costs shall be the owner's responsibility.

3. EXTERIOR ALTERATIONS AND ADDITIONS: Per the Wynterfield Covenants, no exterior alterations or additions to any buildings or grounds may be made without approval of the Board. A request for approval must be submitted in writing to the Board of Directors via Pindell-Wilson Management Company. The Board, at its sole discretion, may approve or deny any application for 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 or additions without approval may be subject to fines and/or legal-action, after notification of noncompliance and a reasonable period for correction has passed.

4. PARKING: Homeowners & Tenants must park their vehicles in the parking spaces associated with their place of residence. You may park in your assigned parking space(s) or your driveway or garage. Homeowners & Tenants may not park in guest spots at any time. **Parking in Wynterfield is limited and all guest spaces should be reserved for temporary visitors for no more than 10 days per calendar month.**

- Parking on the grass, sidewalks, or in medians, is not permitted. All streets in Wynterfield 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 in the dead-end portion of Contravest Parkway. This area is a public road and all vehicles should comply with Durham Ordinances. If you observe any broken down, unregistered, or abandoned vehicles in this area please call the Police.**
- 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. This includes all campers, boats and utility trailers. All vehicles parked on the Wynterfield 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

5. AUTOMOBILE REPAIRS: Only emergency type (flat tire, dead battery, etc.) automobile repairs are allowed on the Wynterfield property. Any damage to any common area, including from oil, fluids, or antifreeze leakage, will be the sole responsibility of the homeowner to clean up and correct. 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 back 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. NOISE: Being considerate of one's neighbors is especially important in a community such as Wynterfield. 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 p.m. and 8:00 a.m. If a homeowner is disturbed, the first step should be to notify the disturbing party and attempt to resolve with the situation. If the disturbing party is uncooperative and the problem is severe, Homeowners should contact the Durham Police Department.

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 caused by or fines imposed upon a renter will be charged to the respective homeowner.

9. SIGNS: Only a professional standard size sign (no more than 6 square feet) "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted. One political sign is allowed but must not be displayed more than 45 days prior to the election and must be removed within 7 days of after the election. No signs of any type are allowed to be placed in the common area.

10. TOYS: Bicycles, balls, jump-ropes, skateboards, and so forth should be stored inside the home or in the rear of the property when not in use and should never be left in the common areas or in the way of grounds maintenance. Any toys left in the common area may be disposed of. Basketball goals are not allowed.

11. 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.

12. 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 unrestrained in the common areas in any way.

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

14. 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.

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

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

17. TRASH & DUMPSTERS: Please keep the dumpster area as clean as possible and do not leave large items such as furniture or mattresses at the dumpster. If a large item is left at the dumpster site, the cost of removing that item may be charged back to the home owner.

Violators of these rules and regulations and/or the Declaration of Covenants, Conditions, and Restrictions for Wynterfield Townhomes may be subject to a \$50.00 or \$100.00/day fine until the violation is abated/corrected. Owners of rental property will be fined for tenant violations.