

MIDTOWN VILLAS HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

1. **GENERAL:** The following rules and regulations are designed to make living at Midtown Villas 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.
2. **DUES:** Annual homeowner assessments are due and payable on the first day of each month. Any homeowner who is in arrears will be subject to a judgment and lien against them in Wake County Court.
3. **ALTERATIONS:** Prior to any exterior (grounds and/or structural) alterations, additions, house color changes (such as fences, room additions, storage buildings, dog houses, tree removal, plantings, etc.) an architectural request approval form must be submitted to the Architectural Committee for approval. The Architectural Committee, at its sole discretion, may or may not approve of any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.
4. **PARKING:** No inoperable or un-licensed motor vehicles shall be parked on any lot or dedicated subdivision street. Residents shall not park personal vehicles in the street. No boats, trailers of any nature, recreational vehicles, commercial vehicles, or vehicles other than cars and pickups shall be parked in Midtown Villas to be visible from the street. Any such vehicles shall be parked inside a garage or in the driveway. Parking on the grass/yard is not allowed.
5. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.
6. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.
7. **NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Midtown Villas. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided, especially between the hours of 11PM and 8AM. If a homeowner should be disturbed by a loud noise, they should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted. The management office or a member of the Board of Directors should be contacted the next business day.
8. **RENTERS:** All renters must comply with the Rules & Regulations, Covenants and By-Laws of the Association and should be properly informed of these responsibilities by the owner of the unit.
9. **SIGNS:** Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per house is permitted. Signs are not allowed to be placed in the common areas for any reason. One political sign per candidate is allowed but must not be installed more than 45 days prior to the election date and must be taken down no later than 7 days after the election date.
10. **PETS:** Dogs, cats, and other domestic pets are allowed, provided they do not constitute a nuisance or annoyance to the neighborhood. Any inconvenience, damage, excrement, or unpleasantness caused by any pet shall be the sole responsibility of the owner. All dogs and cats shall be always kept under the DIRECT control of their owners 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 City of Raleigh Leash Ordinance. Dog pens or dog runs are not allowed. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.
11. **ANTENNAS/SATELLITE DISHES:** No television or radio antennas of any type are permitted. TV Satellite dishes must be less than 24 inches in diameter and should not be visible from the street unless necessary to obtain a clear signal.

12. **DWELLINGS:** Each house shall be used for residential purposes only and shall be occupied by no more than the applicable local laws regarding occupancy. Dwellings may not be used for operating a business of any type. The owner of the property is responsible for maintenance and repairs to all structures, including fences. Window air conditioning units are not allowed.

13. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

14. **CLOTHES LINES:** Outside clothes lines are expressly prohibited.

15. **MISCELLANEOUS ANCILLARY USES:** All recreational and playground equipment, including, but not limited to, swing sets, merry-go-rounds, play pens, basketball goals, sand boxes, and toys, etc. shall be in the rear yard of the house and must be kept in neat order.

16. **MAINTENANCE OF LOTS:** Yards and lawns should be maintained in a neat and orderly manner. Each owner shall keep his building site free of undergrowth, weeds, dead trees, trash and rubbish, and the property must be maintained to present a pleasing appearance. In the event an owner does not properly maintain their lot as above provided, in the opinion of the Architectural Control Committee, the Committee may have the required work done and the costs thus incurred shall be paid by the owner or the owner may be fined. The yards/property shall not be used for the storage of any materials.

17. **COMMON AREAS:** Every Homeowner should protect their interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. i.e.: Please do not curb your pets in the common areas.

18. **TRASH/RECYCLING CONTAINERS:** No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. No garbage, trash, debris, leaves, or other materials shall be burned on any lot. Trash, recycling and yard waste collection are provided by the City of Raleigh. Containers are allowed to be placed out by the curb no more than 24 hours before scheduled pick up and the containers must be returned to a location so as to not be visible from the street the same day as pick up. Violators will be subject to a fine.

VIOLATORS OF THESE RULES AND REGULATIONS MAY BE SUBJECT TO A FINE BY THE BOARD OF DIRECTORS.