

**WOODS OF BLAIR HILL HOMEOWNERS ASSOCIATION**  
**RULES AND REGULATIONS**

The Rules and Regulations are designed to make living at the Woods of Blair Hill pleasant, comfortable and safe. They are based on the Woods of Blair Hill Covenants and are by no means an exhaustive list of the restrictions. Please refer to your HOA Covenants for the complete list. The restrictions, which the Board is duty bound to enforce, are for the mutual benefit of all and the cooperation of each HOA member is vital.

1. **DUES:** Homeowner dues are to be paid on the first of each month. Dues are considered late if not paid by the 15th of the month. At that time a twenty dollar (\$20) fine will be applied to the homeowner's HOA account. Any HOA account in arrears is subject to a judgment and lien against them in Wake County Court.
2. **ALTERATIONS: PRIOR** to any exterior alterations or additions to a house or property, whether permanent or temporary, an Architectural Change Request form (ARC) must be submitted to the Architectural Committee for approval. This includes but is not limited to painting, fencing, landscaping, decks and patios, room additions and storage buildings. 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. Approval from the committee must be granted prior to the commencement of any alteration. The Board reserves the right to terminate and request the removal of alterations that have been initiated.
3. **SHEDS OR OUTBUILDINGS:** No shed or storage building should be erected without **PRIOR** written approval of the Board. All buildings must conform to the same architectural style as the residence, similar in color and built permanently upon: (1) brick or (2) block with cement parging or (3) concrete slab foundations. Setting a building upon blocks alone is not considered to be a permanent foundation. Vinyl, plastic or metal sheds/buildings are not permitted.
4. **PARKING:** Every effort should be made to park all vehicles in the garage or driveway rather than on the street due to the narrow street width. Permanent parking on the street is not permitted. All vehicles parked within the Woods of Blair Hill must be in operating condition both legally and mechanically including but not limited to license plates, inspection stickers and tires. After written notification to the owner, any vehicle not in operating condition may be towed and stored at the owner's expense. RVs, campers, boats, trailers, etc. of any kind are not permitted to be parked in the front yard, driveway or on the street. They must be parked in the garage or in a properly screened area so they are in no way visible from the street. There is a 3-day grace period for loading and unloading said vehicles provided they are not parked on the street. Parking on the grass/ in the yard by any vehicle is not permitted.
5. **COMMERCIAL VEHICLES:** Commercial vehicles are not permitted on the property without written approval of the Board of Directors. "Commercial Vehicle" is defined by appearance, purpose, weight and/or registration.  
**Appearance** - Any signage, logos, adornment or addition/attachment that indicates purpose. Personal or company advertising/logo/slogans/lettering on the vehicle's exterior including but not limited to the hood, roof, doors, side panels, trunk, bumpers and/or windows.  
**Purpose** - Vehicle is used for commerce (defined as the exchange of goods or services among two or more parties), work intended for commerce or if it is used for transporting goods or providing transport to service requests regardless of size.  
**Weight** - 10,001 lbs. or more.  
**Registration** - Is titled to/registered to or is owned by a business/company, is used for commerce but is in an individual or group name (such as a sole proprietor or LLC), is a leased vehicle under the name of the financial institution that owns it or is used for a business but remains privately licensed even if it is not used exclusively for business.  
**Exclusions** - Law enforcement vehicle that is the size of a 4-door car or SUV whether logoed or not is acceptable.  
\*The Board reserves the right to request any of the above referenced information as it relates to ownership of the vehicle and will evaluate commercial vehicle approvals on a case-by-case basis. All final decisions are at the discretion of the current Board of the Woods of Blair Hill.

6. **AUTOMOBILE REPAIRS:** All vehicle repairs ranging from minor (oil change, spark plugs, etc.) to major repairs (engine overhaul, transmission repair, brake repair, etc.) are to be done in the garage and not visible from the street. At no time shall a vehicle under repair be left in the driveway.
7. **INSURANCE:** The Homeowners Association does not provide insurance for the individual residence. It is the responsibility of the homeowner to provide insurance coverage for their property.
8. **NOISE:** Per the Wendell Noise Ordinance, loud, disturbing and unnecessary noises are prohibited. Please be considerate when generating noise from televisions, stereo equipment, musical instruments, auto repairs and yard maintenance. Loud noise made from persons, animals and other sources should also be avoided at all times. Quiet hours are between 11PM & 7AM. If a disturbance occurs the homeowner should first attempt to contact the disturbing party. If the disturbing party is uncooperative, then the Wendell Police Department should be contacted along with the HOA property manager.
9. **RENTERS:** All renters must comply with the Woods of Blair Hill governing documents. It is the obligation of the homeowner to inform the tenants of their responsibilities and ensure they comply with the rules and regulations. In the event a violation occurs both the homeowner and the tenant will be notified.
10. **SIGNS:** Only standard size "For Sale" or "For Rent" signs are permitted on the property and only one sign per house is permitted. Signs are not permitted to be placed in the common areas. Political signs are not permitted.
11. **PETS:** Dogs, cats and other domestic pets are permitted, provided they do not disturb or create a safety concern for residents, guests or the animal's welfare. Domestic fowl and livestock are excluded. Any inconvenience, damage, excrement, or aggression caused by any pet shall be the sole responsibility of the owner. Pets shall be kept under the direct restraint of their owners at all times. These requirements are in accordance with the Wendell Animals Ordinance. To report a problem, contact the HOA property manager, the Wendell Police Dept and/or Wake County Animal Control.
12. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. Mailboxes must be uniform in appearance.
13. **HAZARDS:** The discharge of firearms is not permitted at any time within the boundaries of the Woods of Blair Hill.
14. **MAINTENANCE OF LOTS:** According to our Woods of Blair Hill Documents, properties are required to maintain a neat appearance. A lot with a neat appearance is defined as a house, lawn and yard (front and back) that is generally in good condition, with no obvious signs of neglect or disrepair and is free of clutter. The following selective list contains examples of circumstances that do not meet the neat appearance standard and they must be corrected. If a homeowner fails to maintain their property, the Board, after written notice to the owner, may take steps to remedy the problem at the property owner's expense.
  - EXTERIOR HOUSE: Faded paint including facade, shutters and trim. Chipped and/or peeling paint including entrance, entrance steps, handrails and porch. Mildew.
  - DRIVEWAY: Unedged border, weeds growing in spacers, tree debris, trash, used for storage.
  - SIDEWALK: Unedged border, grass/plants growing onto sidewalk, tree debris, broken glass. (All are dangerous to pedestrians.)
  - CURBS AND GUTTERS: Unedged border, weeds, grass clippings, grass/plants growing from property into gutters.
  - LAWN: Grass taller than 6 inches, uncontrolled weeds, used for storage.
  - TREES, SHRUBS AND PLANT BEDS INCLUDING BEDS SURROUNDING MAILBOXES: Overgrowth (trimming/pruning required), weeds, dead plants.
  - NATURAL BUFFER AREAS AND ANY PROPERTY VISIBLE FROM THE STREET: Including but not limited to dead trees, dead tree trunks & limbs, undergrowth, vines.
  - FENCES: Wear & tear, damage and neglect. (i.e. leaning/crooked posts, missing/broken boards, rot/rust, discoloration).
  - MAILBOXES: Rusted, stained, faded and/or tilted. (Originally installed at a 90-degree angle.) All mailboxes including post, must be uniform in presentation. ARC required for replacement of mailbox and/or post. ARC not required for repaint/repair.
  - GENERAL APPEARANCE: The following items when not in use are prohibited from street view: trailers, canoes, kayaks, sports equipment, barbecue/cooking equipment, landscape/gardening equipment/supplies and faded/damaged outdoor furniture. Board approved outdoor kitchens visible from the street are allowed.

**VEHICLES:** Junked and disabled including but not limited to those with flat tires and without current registration & inspection stickers.

**TRASH RECEPTACLES:** Left at the curb and/or stored in street view. The Town of Wendell requires that trash receptacles be removed from curbside by 7AM the day following pickup. Woods of Blair Hill documents require that all receptacles be stored out of street view.

15. **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 restrict the enjoyment of these areas.
  
16. **TRASH CONTAINERS:** Trash, recycling and yard waste bins should be kept in the garage, behind an ARC approved enclosure or screened using a natural barrier. At no time should bin storage be visible from the street. All trash must be inside the garbage bin and yard waste should be left at the curb. Per the Wendell Solid Waste Ordinance, containers may be placed at the roadside as early as 7 am the day preceding pickup but must be removed from the roadside no later than 7 am the day following collection.
  
17. **SPORTS EQUIPMENT:** Sports equipment includes but is not limited to basketball goals, soccer nets, bikes, skateboards, hoverboards, scooters and rollerblades. Sports equipment is to be stored out of sight from street view when not in use.