

WALNUT BLUFFS HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS  
(Single Family Homes)

The following rules and regulations are designed to make living at Walnut Bluffs 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. Fines may be imposed for violations of the rules and regulations up to \$100 per day/per incident in accordance with the North Carolina State laws and statutes governing homeowners associations.

The following are a brief overview of the Walnut Bluffs HOA Restrictive Covenant's. A complete copy of the Covenants and Restrictions can be obtained online at [www.pindell-wilson.com](http://www.pindell-wilson.com).

**1. MONTHLY ASSESSMENTS:** Homeowners Assessments are due and payable between the first and last day of January of each year. Any homeowner who is in arrears for one or more payment will be subject to delinquent fees and possible 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 (such as fences, room additions, or storage buildings etc.) an architectural change request form (form found at Pindell-Wilson.com) 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. YARDS AND LAWNS:** Every effort should be made to maintain the yard in a neat orderly manner and without debris, overgrown weeds, shrubs, dead plants or trees, vines growing on the building, or overgrown grass. Structures of any type are not allowed in the front yards. Parking vehicles or leaving toys or play equipment on the yard or natural areas is prohibited. Removal of trees larger than six (6) inches in diameter requires an architectural change request form. Removal of dead trees of any size and bushes, alive or dead, do not require an architectural change request form. Any homeowner in violation may be fined after (7) days of written notification.

**4. DWELLINGS:** Each home shall be used for residential purposes only and shall be occupied by no more than two people per bedroom. Operating a Business, including Day Care services, is not permitted unless given written permission by the Board of Directors. The Board reserves the right to revoke permission at any point if it is determined the business has caused hardship or a negative impact on the community.

**A. EXTERIOR MAINTENANCE:** In order to maintain the value and appearance of the community as a whole homeowners are expected to perform routine maintenance on the exterior of their homes. Including the items mentioned in Section 3. Yard and Lawns, homeowners should maintain the siding by scheduling routine power washing, maintain their roof and shingles, perform routine gutter cleaning to prevent overflow or growth, maintain exterior doors, windows, shutters, railings, posts, fences, etc. by painting, power washing, repairing, or replacing when necessary. Failure to maintain the exterior appearance of the home or perform necessary maintenance and repair is considered a violation and may result in fines in accordance with NC GS 47F.

**5. PARKING:** Every effort should be made to park all vehicles in the driveways instead of on the street. All recreation vehicles and trailers should be parked in the driveways and not on the street. Parking of vehicles or trailers is not allowed on the grass or on the front/back yards. Illegally parked vehicles may be towed at the owner's expense. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. All vehicles parked on the Walnut Ridge property must be in operating condition both legally and mechanically, i.e., current license plates and inspections sticker, no flat tires, etc. Any vehicles not in operating condition may be towed at the owner's expense after five (5) days of written notification.

**6. 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 road or any commons area will be the sole responsibility of the homeowner to clean or repair. Vehicles are not allowed to be left on jacks or blocks.

**7. INSURANCE:** The Homeowners Association does not provide insurance for the 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 lightening, 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.

**8. NOISE:** Being considerate of one's neighbors is especially important in a community such as Walnut Ridge. Loud voices, 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, contact the Raleigh Police Department. Notice of the incident should be made with Pindell-Wilson Property Management the next business day.

**9. RENTERS:** Renters shall be properly informed by the owner(s) of the property and must comply with the rules and regulatory documents of the Association. Property damage to any common area by a renter will be charged to the respective homeowner. Any curbside trash, to include but not limited to any type of furniture, piles or trash, or other household items left by renters vacating the property will be moved at the owner's expense.

**10. SIGNS:** Only standard real estate "For Sale" or "For Rent" signs are allowed. Political signs are allowed thirty days (30) before an election and must be removed the day after the election is held. No more than one (1) sign is allowed per home.

**11. TOYS:** Basketball goals are permitted in driveways only. They are not allowed in yards, common areas, and due to City Code are not allowed on the street. Toys, bikes, sports and play equipment, etc. need to be stored out of sight when not being used and are not allowed to be left overnight or for extended periods of time while not in use.

**12. 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 pet waste to be removed immediately and properly upon elimination by the animal. 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.

**13. HAZARDS:** The discharge of firearms, fireworks, noise-making devices, smoke-making devices (other than outdoor fire pits and grills), or fire/flare producing devices are not permitted at any time within the boundaries of Walnut Ridge.

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

**15. EXTERIOR ANTENNAS:** Antennas of any type are not allowed at Walnut Ridge. Satellite Dishes are allowed, however, every effort should be made to install the dish in the backyard.

**16. TRASH COLLECTION:** The City of Raleigh provides trash collection each FRIDAY, except for holidays. Large items, or overflow items should be arranged to be picked up by the City of Raleigh by scheduling a curbside pickup with the Solid Waste Department. Recycling is collected every other week on FRIDAYS. For more information please visit the City of Raleigh's website (Solid Waste) to learn the collection schedule and acceptable items to place in recycling bins. Trash bins and recycling bins must be stored behind your home or out of sight from the street at all times except on Thursday evenings and Fridays. Failure to keep your waste bins in their proper area (out of sight) is a City of Raleigh violation and HOA violation and violators may be subject to fines from both parties.

**17. MAILBOXES:** Federal Law prohibits the unauthorized entry of mailboxes. Any person in violation will be reported to the necessary authorities. Mailboxes should be maintained and kept in good condition at all times at the expense of the homeowner. This includes regular painting and cleaning, replacement of rotten or damaged posts, repair of leaning posts or loose boxes, and replacement of damaged boxes.