

TOWNHOME RULES AND REGULATIONS

Revised April 2021

GENERAL: The following rules and regulations are designed to make living at Tanglewood Townhomes 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.

DUES: Monthly homeowner association assessments are due on the first day of each month and are considered late on the 30th. Any homeowner who is in arrears may be subject to having their account turned over to collections for lien and foreclosure via the Wake County court system. A late fee of \$20 per month will be charged on any past-due balance. Homeowners will be responsible for all legal costs should their account be turned over to collections.

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.

ALTERATIONS: Prior to any exterior alterations or additions, such as fences, storm doors, and the like, an architectural request for approval form must be submitted 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 said request has been submitted.

PARKING: Vehicles are not allowed to be parked in the streets of Tanglewood townhomes. Each townhome has access to a driveway which is to be used for parking vehicles as well as an available visitor parking area in which parking spaces are clearly marked with painted lines. Visitors and guests may park in the visitor parking area on a temporary basis only. All recreation vehicles and trailers should be parked in the driveways and not on the street. All vehicles parked within Tanglewood townhomes must be in proper operating condition both legally and mechanically, including a current license plate, no flat tires, no broken windows, no major accident damage, leaking fluids, etc. If a vehicle is deemed in violation of this rule any and all legal or towing cost will be the responsibility of the violator or owner of the vehicle. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Any vehicle in violation of any part of the above rules may be towed at the vehicle owner's expense and without further notice by Price's Wrecker Service 919-231-7875 221 Russ Street Raleigh 27610.

GARBAGE COLLECTION: Trash collection is provided by the City of Raleigh and each homeowner is designated their own garbage and recycling bins. Collection day is on FRIDAY and bins must be removed from the street and stored behind the townhome by SATURDAY EVENING or the Association may issue a fine. The City will *not* remove items that are left on the ground so all trash must be placed inside the bin. Recycling occurs every other week and the City will *not* empty recycling bins that are clearly full of non-recyclable items. If you are leaving to go out of town on Friday but wish to have your trash collected you must coordinate with a neighbor, friend, or family member to have them move your waste bins after collection – being out of town is not an excuse for leaving waste bins in the street.

If you have bulk items that need to be removed that do not fit in your waste bins you need to contact the City for a FREE bulk item removal (919-996-3245). DO NOT place your bulk items on the street before contacting the City – contact them first and schedule an appointment then place the items the day before pickup is scheduled and notify [staff@pwraleigh.com].

PETS: Dogs, cats, and other 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. There is a dog waste station on Old Poole Rd. close to the entrance that is available for use. There is no acceptable excuse to not pick up pet waste in the community and violators will be subject to a \$100 fine. 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. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes. Please report dangerous or loose pets to the City of Raleigh animal control.

DWELLINGS: Each home shall be used for residential purposes only and shall be occupied in compliance with the City of Raleigh occupancy code. Every effort should be made to maintain the exterior appearance of the home. The Association is financially responsible for *scheduled* painting, power washing, and gutter cleaning but depending on environmental factors homeowners are encouraged to perform additional exterior maintenance as needed. In particular, it is recommended painting/sealing of rear and storage doors and frames *every year or two* since they are uncovered and exposed to the elements.

Window treatments should be white-backed to maintain continuity throughout the community. Broken blinds, torn window screens or non-white coverings are not permitted. Window air conditioning units are not permitted.

Patios are not to be used for storage space and should be kept neat and orderly. Fenced-in yards are private space and the landscaping responsibility of the homeowner and should also be kept neat and orderly as well.

NOISE: Being thoughtful of one's neighbors is especially important in a community such as Tanglewood. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, 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 ongoing, then the local law enforcement agency should be contacted.

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.

SPEED LIMIT: Special attention should be exercised when driving within the community to insure the safety of all residents. Please drive slowly when entering and exiting the community and be especially careful when driving within.

RENTERS: Homeowners are legally and financially responsible for the actions of their tenants. All renters must comply with these rules and regulations and all other use restrictions of the community. Homeowners are required to provide all new and existing tenant(s) with a copy of these rules as well as revised editions when published.

MAILBOXES: Mailboxes are the responsibility of the homeowner and should be maintained accordingly. Federal law prohibits the unauthorized entry of mailboxes. Any person in violation should be reported to the Federal Postal authorities.

COMMON AREAS: Every homeowner should protect his 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.

SIGNS: Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted.

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

SATELLITE DISHES: The small satellite dishes are allowed, however, it is highly recommended that they be placed so that they are not visible from the street. The association will not be responsible for any leaks or damage caused by having a satellite dish installed.