

**TALLON HALL HOMEOWNERS ASSOCIATION
C/O PINDELL-WILSON PROPERTY MANAGEMENT COMPANY
PO BOX 20969
RALEIGH, NC 27619
919-676-4008 Fax 919-676-2721**

FREQUENTLY ASKED QUESTIONS

1. Q. What is a Homeowners Association?
A. A residential subdivision that is a corporation in which all members agree to abide by a set of covenants and conduct themselves for the common good of the community.

MONTHLY HOMEOWNER DUES

2. Q. What are my monthly homeowner dues used for?
A. Your dues are used to pay for expenses that your Association incurs such as landscaping, newsletters, electricity, water, liability insurance, Directors and Officers Insurance, power washing, management, legal fees, gutter cleaning, Capital Reserves, copies & postage, etc.
3. Q. Who determines what the dues are spent on?
A. The Board of Directors of your Association, which are elected by you, the homeowners.
4. Q. Is an invoice or bill sent for my monthly homeowners dues?
A. The association nor the management company is required to send any notice regarding the dues. Pindell-Wilson Property Management Co. sends you payment coupons shortly after you have closed on your home. These coupons will be sent to you again in December/January.
5. Q. What happens if I do not pay my homeowner dues?
A. A reminder notice is sent if payment is not received by the twentieth of the month, and approximately 25 days later, a final notice. If the dues are still not paid, your account is turned over to a collection attorney. Per the Declaration of Covenants, Conditions, and Restrictions for Tallon Hall, the debtor (homeowner) is responsible for any and all legal/court costs, which can be costly. A lien will be placed on the property. If the dues are not paid after a lien is secured, the property will be foreclosed and sold at public auction. If the property does not sell at the auction, the Homeowners Association has the legal right to take the property and evict the owner.
6. Q. I thought my dues were included in my mortgage payment. Why do I have to pay them separately?
A. Your dues are not included in your mortgage payment like your insurance and taxes are. Your mortgage company does not escrow/pay your homeowner dues.

BOARD OF DIRECTORS

7. Q. Who handles the affairs of the Homeowners Association and is responsible for making decisions for the Association?
A. The Board of Directors, **NOT** the Property Management Company. The Board of Directors oversees all operations of the Association, including the employment of a Property Management Company.
8. Q. What is the purpose of the Board of Directors?
A. To manage and handle the affairs of the homeowners association. The Board of Directors is like a city council elected to make decisions which are in the best interest of the city. The Board of Directors does the same for your neighborhood. The main purpose and objective of the Board is to preserve, protect, and enhance the property values in the homeowners association.
9. Q. Who elects the Board of Directors and how often are they elected?

- A. You (the homeowners) elect the Board of Directors. At the annual meeting each year, the Board of Directors are voted in by the homeowners. The number and terms of Board Members are outlined in the By-Laws. The Board members elect their own officers (Pres., VP., Sec., etc.)
10. Q. I would like to address the Board of Directors at a meeting. How do I do that?
A. Contact a Board member or Pindell-Wilson for the date and place of the next Board of Directors meeting to have yourself placed on the agenda for that meeting.
11. Q. I am interested in serving on the Board or on a committee. How can I get involved?
A. Either contact a Board member, Pindell-Wilson, or attend an annual meeting. Volunteers are ALWAYS welcome!

ARCHITECTURAL

12. Q. I want to install a patio fence. What do I do?
A. **Written permission must be obtained from the Board of Directors/Architectural Control Committee prior to the beginning of any construction.** The fence must be placed ten feet from the rear of the concrete patio towards the back of the property so long as it does not encroach on the Homeowner Associations's Common Property. The support structure for all fences must be on the inside of the patio area. The fence must be on the property lines on the sides of the patio and not allowed to encroach on a neighbor's property. Neighbors are allowed to use the side fence as their side fence if necessary, rather than constructing two fences for one side.
1. At the closing for your property you were given a deed. With the deed is a drawing. (map with your house located on your lot.) Make a copy of the drawing and draw where you would like the fence on your lot.
 2. Mail or fax the request to Pindell-Wilson at the address above. It will be forwarded to the Board/Architectural Control Committee.
13. Q. Why do I have to get permission to make changes to my property? I should have the right to do whatever I want since it is my house!
A. When you purchased in Tallon Hall, you agreed by deed to abide by the Declaration of Covenants, Conditions, and Restrictions for Tallon Hall. These covenants restrict your private property rights in some ways and are restrictive to what you can and cannot do, however, they insure that your property values will be preserved, protected, and enhanced. For example, it insures that no one is going to put a pink fence around the patio, or place yard ornaments in the front without permission. By having to obtain written permission from the Board of Directors/Architectural Control Committee before any improvements, modifications, or alterations are made, insures every homeowner that nothing should be done in the community that would be detrimental to their property values and their way of life.
14. Q. Can I put up a mini satellite dish?
A. Yes, but it should be placed in the back patio area or on the back of the house if at all possible. Any damage resulting from a satellite dish will be the sole responsibility of the owner.
15. Q. I would like to put a swing set or dog house in my back patio area. Do I need permission, and if so, how do I go about getting permission?
A. Yes, you do need permission for any exterior alteration, addition, or change. Please see #12 above for the procedure.
16. Q. What will happen if I install a fence, storage shed, or add a dog house (or make any exterior alteration, improvement, or modification) and I do not get permission from the Board of Directors/Architectural Control Committee?
A. The Declaration of Covenants, Conditions, and Restrictions for Tallon Hall gives the Board of Directors the authority to enforce the governing documents. If someone is not in compliance with the Covenants, then the Board has the power to force the violator to remove the improvement/ alteration/ addition by any legal means. A court order may be obtained and/or the violator may be fined up to \$100.00/day. If fining is implemented and the violation is not abated in thirty days, a lien will be placed on the property and foreclosure proceedings will commence.

This is for your protection to help preserve, protect, and enhance property values. It prevents homeowners from making any changes that might hurt property values in the community.

17. Q. My neighbor will not maintain his patio area in a neat and orderly manner. What can I do?
A. Contact a Board member or Pindell-Wilson during business hours. A notice will be sent and if the violation is not corrected in a timely manner, a fine of up \$100.00/day may be implemented. You may remain anonymous if desired.

HOME MAINTENANCE

18. Q. My heating and air conditioning system is broken. Does the homeowners association take care of this repair?
A. No. The maintenance and repair of your HVAC system as well as any other repairs to the inside of your home is your responsibility, not the Association's.
19. Q. Who do I call if my sewer line stops up?
A. First, try to determine if it is just your line that is stopped up or if it is the main line in front that is clogged. If you and your neighbor's lines are stopped up, then the main line in front of all the houses are stopped up and this is the Homeowner Association's responsibility. Call the property management company. If it is just your line that is stopped up from your house to the main, then it is your responsibility and you should call a plumber of your choice.
20. Q. I don't have any water, who do I call?
A. The City of Raleigh, water department. The homes in Tallon Hall are individually metered. If the water line is broken or leaking between your house and your water meter, the repair responsibility is the yours. Please call a plumber. If the water line is broken on the parking lot side of the meter, it is the Association's responsibility. Please call the management company.
21. Q. My roof is leaking, who do I call and who is responsible for damage to the inside?
A. Call the Management Company during business hours (8:30AM - 5:00PM - M-F). The Association is responsible for repairing the roof, but you are responsible for any repairs to the inside.
22. Q. My outside light is not working. Who is responsible?
A. You are. Even though this light is on the outside, the owner of the unit is responsible to replace light bulbs and make repairs as needed.
23. Q. When it snows, who is responsible for snow removal on the parking lots?
A. The Association is, but since this is a very costly operation and there is so little snow in this area, the Board of Directors has elected not plow the parking lots.
24. Q. Who is responsible for maintaining the grounds?
A. The Homeowners Association hires a grounds contractor who will mow, edge, blow, seed & fertilize once/year, police the grounds, re-mulch the plant beds once/year, and prune shrubbery.
25. Q. If fire or some other catastrophic event (wind, hail, lightning, vandalism) damages my townhome, who is responsible for repair?
A. You are. The owner of each townhome should carry structural and content insurance. The association does not provide structural insurance for the townhomes. Any catastrophic damage such as vandalism, wind, hail, fire, etc., is the owner's responsibility to repair.

GENERAL QUESTIONS

26. Q. Children are continually playing in my back patio area, what should I do?
A. Contact the parents and try to correct the problem. If the problem persists, call the police.

27. Q. My neighbor has a dog that barks all the time, and when the dog is out, it runs free and messes up the yard. What can I do?
- A. First of all, do the neighborly thing - - go talk to your neighbor and see if this will help. If it does not, you should call the local animal control and notify the management company during business hours.
28. Q. My neighbor is loud, plays loud music, has parties, etc. What do I do, who do I call?
- A. Try to talk to the neighbor first. If this does not work, call the police! Neither Pindell-Wilson nor the Board of Directors has police power. It is a matter for the local authorities.
29. Q. I never got a copy of the Covenants. Where can I get one?
- A. You should have received a copy of the Covenants from your closing attorney when you purchased your home. If you did not, please visit our web site at www.pindell-wilson.com for a downloadable copy.
30. Q. If I sell my property, is there anything I need to do?
- A. Make sure your closing attorney calls Pindell-Wilson for dues payment information. Also, after your property has closed, please call Pindell-Wilson and let them know.
31. Q. I have a car with no license plates and/or current inspection. Can I park it on the property?
- A. **NO. All vehicles parked on the Tallon Hall property must be in operating condition, both legally and mechanically. All Vehicles parked on the property must have current license plates/inspection, and no flat tires.** Any vehicle not in operating condition legally and/or mechanically will be subject to being towed and stored at the owner's expense and/or fines. The Tallon Hall parking lot is not for the storage of junk and/or non-operational vehicles. The property owner may also be fined for this violation.
32. Q. I have a utility trailer or boat or commercial vehicle. Can I keep it in the parking lot?
- A. **NO.** Trailers, boats, campers, commercial vehicles, etc., are not allowed to be parked on the property. Violators will be subject to towing and/or fines.
33. Q. I would like to contact Pindell-Wilson. What are your hours of operation and contact information?
- A. You are welcomed to call our office during business hours at 919-676-4008, or fax us any information at 919-676-2721. Our business hours are 8:30am - 5:00pm, Monday through Friday. You may also visit us on the web at www.pindell-wilson.com.