

**TALLON HALL HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS**

1. **General:** The following rules and regulations are designed to make living at Tallon Hall 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. Tallon Hall is a condominium complex and therefore all external grounds are common to the owners and governed by the association.

2. **Definition of Ownership:** Individual homeowners do not own any land: the land is commonly owned by all homeowners. Each unit consists of the space from the sub-floor of the lowest level, not including the sub-flooring, upward to and including the ceiling dry wall, bounded on all sides by and including the interior dry wall of the exterior walls. Each homeowner owns the fixtures, carpets, exterior doors, windows, interior walls, and doors included in the aforementioned space.

3. **Dues:** Homeowners' dues are due and payable between the first and tenth day of each month. Any homeowner who is arrear for one or more months will be subject to a judgment against them in wake county court.

4. **Alterations:** Prior to any exterior alterations, color changes, additions, (including grounds), or interior structural changes, a request must be submitted in writing to the board of directors for approval. This also includes the installation of electrical wiring, television or radio antennae, machines or air conditioning units that protrude through the walls or roof of the condominium. No changes to common areas (including fences, trees, flowers, shrubs or any vegetation) will be permitted. The board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within 60 days.

5. **Maintenance and Repair:** Every owner will perform promptly all maintenance and repair work within their condominium, which, if omitted, would affect the condominium, either in its entirety or in part belonging to other owners, every owner being responsible for the damages and liability which his failure to do so may endanger.

6. **Parking:** For the convenience of each member, parking is allowed only in your driveway, garage or one of the three overflow parking spaces at the entrance to the complex. Parking on the street or on the lawn will not be allowed. In addition to potential fines, unauthorized parking is subject to towing at the vehicle owner's expense.

7. **Automobile Repairs:** Minor vehicle repairs, tire changing, spark plug replacement, etc. are allowed; however, major repairs (oil changing, engine overhauls, transmission repairs, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills or leakage, to the parking lot or any common area will be the sole responsibility of the homeowner. Vehicles are not allowed to be left on jacks or blocks.

8. **Speed Limit:** For safety reasons, the speed limit on any street or parking lot within Tallon Hall will be five miles per hour. Special attention should be exercised when driving within the community to insure the safety of all residents.

9. **Damage:** Any damage to the exterior of any building, fence, or common property will be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door sills, door thresholds, windows, window casings, window sills, screens, outside lighting and locks are the responsibility of the homeowner. Exterior doors will be painted by the Association when the total building is painted. Storm doors must be approved by the Board of Directors.

10. **Insurance:** The homeowners association provides insurance for the residential units. This insurance does not cover personal contents such as televisions, clothes, silver, etc. A policy specifically designed for condominium owners is recommended.

11. **Renters:** All renters must comply with the rules, regulations, and bylaws of the association and should be properly informed of these responsibilities by the owner of the unit. Any damage done by the renters will be charged to the respective unit homeowner.

12. **Noise:** Being thoughtful of one's neighbors is especially important in a community such as Tallon Hall. 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, he should first attempt to notify the disturbing party. If the disturbance is a recurring one, the homeowner should notify the police. The next business day, the management office should be notified.

13. **Minibikes & Mopeds:** Minibikes, mopeds, etc. are not allowed to be ridden within the Tallon Hall community.

14. **Toys:** Bicycles, skateboards, and so forth should not be left in the common areas or in the way of grounds maintenance. Playground equipment (swing sets and sand boxes, etc.) is not allowed. Skate boarding in the parking lots at Tallon Hall is not allowed.

15. **Water:** Please be conscious of your water usage. A higher usage rate will eventually cause an increase in the homeowners' dues. Community car washes are strictly prohibited as this causes a considerably higher water bill. If washing excess vehicles causes a larger water bill for the Association, the owner may be charged for the excess.

16. **Pets:** Household pets are limited to two (2) household cats **or** two (2) domesticated dogs or one (1) of each for a maximum # of two (2) pets. Pets may not be kept or maintained for commercial purposes. Said pets are not allowed to disturb or annoy residents or guests. Any inconvenience, damage, excrement, or unpleasantness caused by any pet will be the sole responsibility of its owner. All dogs and cats will be kept under the direct control of their owners at all times and will not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or their guests. There is a leash law in the City of Raleigh. The City of Raleigh requires a pooper scooper to remove and dispose of pet excrement properly. Any pet that is running free will be picked up by a Raleigh humane officer. Pets are not allowed to be restrained in any common area with chains, ropes, or runs, etc. Animal houses, cages, etc. are not allowed in common areas. If there is a problem with a pet running free, the Raleigh humane officer should be summoned. (Dial 911)

17. **Mailboxes:** Federal law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the federal postal authorities. Mailbox keys, if lost, can be obtained from your local post office.

18. **Hazards:** The discharge of firearms, fireworks, or any other noise making or explosive devices are not permitted at any time within the boundaries of the Tallon Hall community.

19. **Signs:** "For sale" signs must be the standard real estate size and self supporting (have its own stand) and not attached to any part of the fence or building and may not be displayed from any window or door. All numbers on entrance doors to condominium units must be the same.

20. **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. Patios should be kept in a neat and orderly fashion.

21. **Clothes Lines:** Outside clothes lines are prohibited. Clothes are not allowed to be hung on the patios.

22. **Exterior Antennas:** One exterior antenna or satellite dish will be permitted at Tallon Hall provided it not be larger than 24". Also, all efforts should be made to place the antenna on the back of the unit.

23. **Patio Areas:** Patio areas should be kept neat and clean and are not allowed to be used for storage. Indoor furniture is not allowed to be used or stored on patios. No structures or play equipment are allowed to be higher than the fence. Maintenance of patio areas is the responsibility of the owner. All shrubbery & other growth should be kept off of the buildings and fences. If shrubbery and trees are not maintained, the unit owner will be notified and after a reasonable amount of time plantings will be pruned or cut back as needed at the owner's expense.

24. **Plumbing Repairs/Responsibility:** All plumbing repairs and maintenance within the individual homes are the responsibility of the owner IE. faucets, toilets, supply and drain lines. If an owner fails to make needed repairs/replacements in a timely manner i.e. allowing a malfunctioning faucet or toilet run for several days or longer, and this malfunctioning results in an excessive water bill for the Association, the owner of the property may be held liable for the cost of the excess water usage. If an owner is found not to have made repairs in a timely manner, they may be held liable for the excess water usage based on the previous 12 month average for that particular bill.

25. **Trash:** Trash should be placed in the designated area, not on the ground. Large items such as beds, mattresses, wooden boxes, etc. should not be placed by the street, but hauled away.

26. **Window Air Conditioners:** Window air conditioners are not allowed.

27. **Storm Doors:** The Larson Signature Series storm door in white with the Bushed Nickel Hardware and full clear glass front (item # 115378) has been approved by the board of directors as an acceptable storm door for the unit. It may be installed in either the front or the back without prior approval. If a resident wishes to place a different door on the unit it must be approved by the board of directors.

**Violators of these rules and regulations and/or the Tallon Hall Declaration of Condominium will be subject to a \$50.00/day fine until the violation is abated/corrected. Owners of rental property will be charged for tenant violations.**

**The association assumes no liability for, nor will it be liable for any loss or damage to articles stored in any common or other storage areas, nor will it be responsible for personal or bodily injury.**

**It is the responsibility of the landlord to ensure that all tenants receive a copy of these rules and regulations, and that a signed copy is on file with the management company, Pindell-Wilson.**

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