

Village Glen

HOA

Rules & Regulations

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VILLAGE GLEN HOA RULES & REGULATIONS FOR ALL RESIDENTS

1. **DUES:** Homeowners' dues are due and payable on the first of the month. Checks should be payable to Village Glen Homeowners Association. A late charge, in the amount of twenty dollars (\$20.00), is assessed after the thirtieth of the month in which the dues become due and payable. A bank draft is available. A homeowner's voting rights are suspended if he or she is in default of payments of any assessment levied by the Association.

2. **EXTERIOR ALTERATIONS:** Homeowners shall observe the requirements provided in this section for making alterations to the exterior of his or her unit or grounds. Where approval is required from the Board, the homeowner shall request, complete, and submit an approved Architectural Request Form application from the management company. Where the Board has appointed an Architectural Review Committee, the Architectural Review Committee shall review the completed application and present the application to the Board of Directors with a recommended decision. Where the Board has not appointed an Architectural Review Committee, the Board shall review the completed application. If no additional information is required to render a decision, the Board shall issue a written decision to approve, approve as conditioned or modified, or deny the application within thirty (30) days of submission. If the body reviewing the application fails to issue a written decision within thirty (30) days of receipt of the application, the application shall be deemed approved.

- a. Common areas: homeowners are not permitted to make changes of any kind to the common areas of the subdivision without prior approval from the Board. If a question arises as to whether the change is to the common area of the subdivision or to the private property of a homeowner, the burden of proof is on the homeowner to show that the property is private property and not part of the common area of the subdivision.
- b. Plant and shrub alterations: homeowners are not permitted to add or remove plants or shrubs, other than small, flowering annuals or perennials, from the areas of their property visible from the road without prior approval from the Board.
- c. Groundcover: The grounds are supplied with pinestraw groundcover on an as-needed basis as determined by the Board or upon recommendation by the groundskeeping or management company. Pinestraw is the preferred groundcover and the groundcover provided by the Board; however, homeowners are permitted to supplement the supplied groundcover with additional non-dyed, organic groundcover of any type. Groundcover supplied by the Association will not be set out over an alternative form of organic groundcover provided by a homeowner except by specific homeowner request.
- d. Architectural modifications: homeowners are not permitted to add or attach hardscape or architectural elements to any area of their property or unit without prior approval from the Board.

- e. **Yard Decorations:** homeowners may, but are not required to, request prior approval for the addition of decorative elements, including planters, birdhouses, or garden signs, to their property or unit; however, if a homeowner chooses to add a decorative element without prior approval and the Board subsequently objects to the nature or appearance of the decorative element, the homeowner shall remove the decorative element. A homeowner who receives approval from the Board as to the addition of a decorative element shall not be required to remove it subsequently if the installed decorative element does not differ unreasonably from the decorative element approved by the Board. Replacement decorative elements of substantially the same color, size, shape, and form of an approved deteriorated decorative element do not require additional approval from the Board.
- f. **Flags:** homeowners are permitted to display the flag of the United States or the State of North Carolina without prior approval from the Board; however, any other flag shall be approved by the Board prior to its display.

3. **PARKING:** Each homeowner is entitled to two (2) parking places. Homeowners shall not use visitor spaces or park on the street or grassy areas. Any vehicle that is inoperable or without current tags may not remain on the property longer than fifteen (15) days. Towing of vehicles violating this section may be without prior notification and is at the vehicle owner's expense.

4. **RECREATIONAL VEHICLES:** Homeowners shall store non-street-legal recreational vehicles, including minibikes, all-terrain vehicles, motorized dirtbikes, and mopeds, on portions of their property that are not visible from the road after usage. Homeowners are not permitted to park trailers for recreational vehicles, aquatic personal vehicles, or boats at Village Glen. Street-legal vehicles used primarily by a homeowner for transportation, as opposed to recreational, needs may be parked in one of the homeowner's parking spaces.

5. **DISPOSAL/STORAGE UNITS:** Homeowners are not permitted to place disposal or storage units ("unit" or "units") at Village Glen without prior approval from the Board. Homeowners shall request, complete, and submit an Architectural Request Form application from the management company. The form issued by the management company shall require a declaration by the homeowner of the anticipated time period the unit will be needed. The management company shall review the completed application and present the application to the Board of Directors with a recommended decision. The Board of Directors shall review the completed application and, if no additional information is required to render a decision, issue a written decision to approve, approve as conditioned or modified, or deny the application within thirty (30) days. If the body reviewing the application fails to issue a written decision within thirty (30) days of receipt of the application, the application shall be deemed approved. If approved, the homeowner shall use one of his or her parking spaces for the placement of the disposal or storage unit. If the unit is needed beyond the

anticipated time period provided in the application, the homeowner shall notify the management company and provide reasons why the additional time is necessary. The management company shall not unreasonably withhold approval for additional time for delays not occasioned by the homeowner's neglect or inattention where the unit is required for moving or home improvement purposes.

6. **FIREWOOD:** Homeowners shall neatly stack any firewood on their property at the back of their unit at a distance a reasonably prudent person would adopt to minimize the risk of termite migration to the homeowners' units.

7. **DAMAGE:** The Board may impose upon a homeowner any monetary amount necessary to repair property damage negligently, willfully, or maliciously caused by a homeowner or his or her lawful guest/s. Imposition of a monetary amount under this section does not preclude a cause of action by the Board or aggrieved homeowner which may arise from the acts of an offending party."

8. **INSURANCE:** It is the sole responsibility of each homeowner to provide insurance for any risk relating to his or her unit or units.

9. **RENTERS:** All renters shall comply with the rules and regulations and legal documents of the Association. A homeowner shall ensure that any person to whom he or she rents a unit is appropriately informed of all Association requirements. Any damage done by the renters shall be charged to the respective homeowner. Homeowners who rent or lease a townhouse in Village Glen to another shall not permit more than four (4) unrelated persons to occupy the rented or leased unit.

10. **NOISE:** Loud, offensive, or annoying noise that produces a substantial, unreasonable interference with another homeowner's use or enjoyment of their property is prohibited.

11. **PERSONAL PROPERTY:** Homeowners are not permitted to leave personal property, other than approved ornamentation or decoration, on portions of their property visible from the road. Storage of personal property on common areas is strictly prohibited. Outdoor grills shall be used only on patios, decks and back yards.

12. **PETS:** Dogs, cats and other domestic pets are allowed, provided that they are not unreasonably loud or unrestrained. A homeowner shall be responsible for cleaning up any defecation by pets on Village Glen property. A homeowner shall keep all pets on a leash or other appropriate restraining device when the pet is outside and is strictly liable to the Association for any monetary expense incurred by the Association to repair damage resulting from the pet's behavior.

13. **HAZARDS:** The use of firearms, pyrotechnics, or other devices or activities that pose an unnecessary risk of serious harm or death is strictly prohibited on Village Glen property.

14. **CLOTHES LINES:** Outside clotheslines or racks are prohibited on common areas or on property that is visible from the road or another unit.

15. **EXTERIOR ANTENNAS** are not allowed. **SATELLITE DISHES** are permitted only to the extent required by law unless prior approval is otherwise given by the Board. The use of satellite dishes visible from the road is prohibited. The owner of the satellite dish shall be strictly liable for any damage resulting from installation and shall reimburse the Association for any cost of repair.

16. **ACCESS:** It is the sole responsibility of each homeowner to maintain his or her property in a manner consistent with all applicable laws, rules, requirements, and bylaws. In the event that a homeowner does not cure any noncompliance within a reasonable time of receiving notice of such, the Association or its agents may enter upon the homeowner's property for the purpose of curing the noncompliance, based on the homeowner's failure to act within a reasonable time. Neither the Association nor any agent of the Association is responsible for damage caused by the entry occasioned by the homeowner's failure to cure a noncompliance within a reasonable time after notice.

17. **SPEED LIMIT:** Homeowners shall observe the posted speed limits within Village Glen.

18. **GARBAGE and RECYCLING:** The City of Raleigh has designated Tuesday as our pick-up day. Homeowners shall place secured garbage bags, covered trash containers, and recycling bins on the curbs along the road no earlier than 5:00 pm on the day before pick-up day and remove any remaining bins or containers no later than 5:00 pm of the pick-up day or within 2 hours of trash pick-up, whichever occurs later. Other than the period of time that containers and bins may be curbside pursuant to this section, homeowners shall store these receptacles at their unit in the rear or in a storage room.

Residents who are 65+ and/or handicapped/disabled can request backyard pick-up of garbage by calling the City at 831-6890.

19. **SIGNS:** Unless the homeowner has received prior approval from the Board of Directors or is otherwise permitted by applicable law or ordinance, homeowners are prohibited from placing signs on common property or private property, other than on display from a window or door. Notwithstanding this provision, a homeowner may place one open house sign on the homeowner's private property on the day of the open house if the open house sign is restricted to a size, shape, and appearance that reasonably balances the aesthetics of the neighborhood with the function of attracting the attention of prospective purchasers.

20. **HOLIDAY DECORATIONS:** Homeowners may attach to or display on the front porch or walkway of their units wreaths, flowers, or traditional holiday symbols. Homeowners may attach to decorations or existing shrubs on their property outdoor lights that do not unreasonably illuminate the interior living space of any other

homeowner's property. Inflatable decorations are prohibited. Holiday flags and yard decorations are permitted to the extent set out in subsection 2(e) of these rules and regulations. Once a homeowner receives approval from the Board for holiday decorations, a homeowner may use those same or substantially similar replacement decorations in subsequent years without further approval from the Board. Homeowners shall not display holiday decorations prior to Thanksgiving and shall remove all holiday decorations no later than January 6th.

21. **FINES:** Except as otherwise provided herein, a homeowner who has been brought before the Board regarding a violation of applicable rules, regulations, covenants, or bylaws, and fails within 24 hours to correct such violation, shall be fined twenty-five dollars (\$25.00) for each day that the violation continues without correction.