

Association of Unit Owners of Cameron Village Townhouses, Inc a/k/a CVHOA

RULES AND REGULATIONS Amended March 27, 2023

The rules herein contained were formulated by members of the Board of Directors, based on the existing Declaration of restrictive covenants for Cameron Village Townhouses ("Declaration") as well as the Articles of Incorporation and Bylaws for the Association of Unit Owners of Cameron Village Townhouses, Inc. (hereinafter "CVHOA") (collectively, the "legal documents"). The Board's intent is to keep the number of the rules to be few and well-chosen with special consideration to the appearance of the Common Areas as they relate directly to the value of our property. In most cases, uniformity was a central issue as well as the rights of and respect for your neighbors and owners. These Covenants, Rules, and Regulations are effective immediately and based upon the rules originally effective March 1, 1994, amended September 2, 2008, July 22, 2010, August 27, 2012, August 20, 2018, and September 20, 2021.

All Rules & Regulations apply to owners, renters, and any guests.

1. **NOISE:** The Bylaws require owners to comply with all laws and regulations. CVHOA condominiums are located within the City of Raleigh and as such will conform to the Raleigh City Ordinance pertaining to noise. Quiet hours are observed from 11:00 p.m. to 7:00 a.m. daily and 12:00 midnight Saturday to 12:00 noon Sundays. Excessive noise at any time should be settled between neighbors, if possible, otherwise call the Raleigh Police Department. All noise complaints need to be filed in writing with the management company at York Properties, Inc., 2108 Clark Avenue, Raleigh NC 27605, fax 919-828-9240, or email annaclaireprice@yorkproperties.com.
2. **PETS:** The CVHOA is located within the City of Raleigh and as such will conform to the Raleigh Ordinance pertaining to pets.
 - a. All animals must be on a leash or tether and attended at all times when outside the dwelling. Leashes and tethers may not exceed 20 feet. Leashes and tethers should be removed from common area when not in use. Animals are not to be left unattended at any time. All owners must follow the City of Raleigh Leash law while on the property. Any loose or stray animal can be reported to the Animal Control Department at 919-831-6311.
 - b. Owners should be prepared to use a pooper-scooper to conform to the City Ordinance. If you see the "Pooper Scooper" Rule being broken, file a complaint in writing to include the person's name, address, date and time of rule violation with the management company (as described in Rule 1). The person in violation can be fined.
 - c. No more than two pets per unit are allowed.
 - d. Pet owners shall be responsible for any property damage, injury, or disturbance caused by their pets.
 - e. There shall be no feeding or housing of non-domesticated animals.

3. **ASSESSMENT:** Assessments are past-due on the 10th of each month. After the 10th a late penalty of \$20.00 is incurred. Those past due for more than 60 days will be turned over to the attorney for collection at the discretion of the board. Failure to pay any assessment could result in a lien against your property and ultimately foreclosure. There will be a \$25.00 charge for checks returned to the Association for "Non-Sufficient Funds".
4. **PARKING:** Parking is extremely limited. Due to that fact, parking is limited to passenger vehicles only.
 - a. No boats, trailers, campers or other recreational vehicles are allowed in the parking lot. It is a violation of a Raleigh City Ordinance for boats, trailer, or other recreational vehicles to be parked in the street. Your vehicle can be towed.
 - b. Each unit has one (1) assigned parking space. If a person parks in your designated space, you have the right to have the vehicle towed at the owner's expense by contacting the towing company designated on the signage throughout the property. You are responsible for initiating the towing process, not the management company or the Board of Directors.
 - c. Visitor spaces are available for guest(s) but should not be used for long term parking by owners and/or residents with an assigned parking space. Additional parking along the street may be available.
 - d. Vehicles that are inoperable or have expired licenses and tags are not to be parked on the property and will be towed at owner's expense.
 - e. No vehicles are to be driven on the grounds of the CVHOA other than street and parking lots. If unit owners or their visitors damage the grounds, they will be responsible for any costs incurred in repairing the damage.
5. **ARCHITECTURAL CONTROL:**
 - a. Owners must first seek written approval, through an Architectural Modification Request Form (hereinafter "ARC Form"), from the board prior to building or modifying any permanent structure affixed to or near the exterior of an exterior unit or in any common area. This includes but is not limited to any structural alteration or other addition such as decks, patios, awnings, (front) storm doors not listed on the Replacement Storm Door Standards, doors, gates, outside light fixtures, etc.
 - b. The ARC Form must be fully signed by the applicant and all consenting neighbors and sent with all supporting documents. ARC Forms can be found at www.cameronvillagecondos.com.
 - c. No fence above 4 feet will be approved as they are expressly prohibited.
 - d. Storm doors are required on the front of all units, which must conform to the Replacement Storm Door Standards Guidelines (below). If an owner wishes to install or replace a storm door with any of the storm doors explicitly identified in the Replacement Storm Door Standards, the submission of an ARC Form is not necessary. Otherwise, an ARC Form will be required for replacement of any storm door.
 - e. Free standing window boxes are permitted in rear of building, if not visible from the street. If an owner wishes to affix such boxes to the exterior of any unit, they must seek approval from the board through the submission of an ARC Form as outlined

above.

- f. Window air conditioning units are permitted, by approval of the board through an ARC Form submission, only in the rear of buildings.
- g. Window screens are the responsibility of the homeowner to repair, replace and maintain.
- h. Any request to penetrate the roof shall require the submission of an ARC Form and approval of the board.
- i. If it is determined that an owner or resident has made exterior alterations and/or modifications to any unit, the board may remove such installations and/or modifications at the expense of the responsible owner.

6. LANDSCAPING:

- a. Homeowners do not have the right to plant on or landscape any common area and property adjacent to their property. CVHOA is responsible for all plantings and landscaping, other than pots placed in the rear of buildings. With this being in mind, any/all climbing vine plants are expressly prohibited.

7. UNIT INTERIORS:

- a. Cameron Village Condominiums are fortunate to have units with hardwood floors, but sometimes the noise created when walking on these can be a nuisance to a neighbor living below. Therefore, if all or part of one unit is over a different unit, and there are reports of disturbance due to the hardwoods, the upstairs unit will be required to cover 75% of the hardwood area with rugs, or carpet and padding.

8. SATELLITE DISH:

- a. Definition - A satellite dish is a device to receive television transmittal signals.
- b. Permitted Locations – Under FCC regulations, a condominium association can prohibit placement of satellite dishes on the common elements, including roofs and the sides of buildings. Owners are, however, permitted to place satellite dishes within any limited common area for which they have rights of exclusive use, e.g., a patio or balcony, but the dish may not protrude into the common area. In addition to placement within such limited common areas, CVHOA has determined that owners may place satellite dishes on the ground within the three-foot (3') area along the rear of a unit. In certain limited situations, a satellite dish may be placed within the three-foot (3") area along the side of an end unit, but only when that side is not predominantly visible from a sidewalk and/or street. Under no circumstances may satellite dishes be mounted to the roof or to the exterior of a building.
- c. Mounting - A satellite dish placed within the three-foot (3') area around a unit should be mounted on a freestanding pole or pedestal of the same color as the satellite dish itself. Such freestanding pole or pedestal shall be at least one foot (1') off the ground and no more than six feet (6') off the ground. A satellite dish placed on a deck, patio or balcony should be no more than one foot (1') off the highest point of the deck, patio or balcony, unless an adequate signal is not available at that height. Dishes cannot extend from the deck, patio or balcony into the common area.
- d. Wiring - Any wires run from the satellite dish (outside unit) to the receiver (inside unit) shall not be run through a foundation vent nor drilled in through the side of a unit. The

homeowner and installation technician shall determine the best way to run this wiring based upon the unique conditions of each unit.

- e. Expenses - All expenses relating to a satellite dish installation and maintenance must be paid by the owner. If a unit owner sells their unit, the maintenance of the dish becomes the responsibility of the new owner.
- f. Damage - The homeowner will be responsible for all damage concerning the dish and the CVHOA will be promptly reimbursed for any remedial expense.
- g. Other - The dish will be installed in a manner to minimize visual disharmony and maintain architectural integrity of Cameron Village Condominiums. The smallest dish available and latest technology is preferred, but in no event are dishes greater than 1 meter in diameter permitted. Safety considerations should be utilized.

9. **UNIT EXTERIORS & COMMON AREAS:**

- a. The balconies, decks, patios, and other enclosures in the front and back are a prominent part of the structure of the condominiums and therefore need to be aesthetically appealing.
- b. Porches, balconies and decks should be kept free of clutter and debris. It is the responsibility of the owners to keep all balconies, porches, and/or patios associated in a neat and orderly condition. Any items stored thereon must be in good working order. If there are reports or complaints relating to the untidy appearance of the exterior to an owner's unit, the board will notify the owner and allow the owner a reasonable period of time to rectify the issue. If an owner fails to remediate the issue, the board may take action and/or apply fines.
- c. All gas and charcoal grill use must be at least 15' from any building and/or permanent structure which include patios and decks, etc.
- d. All fire pit use must be at least 15' from any building and/or permanent structure which include patios and decks, etc.
- e. The only free-standing structure that is permitted is the approved neutral color Rubbermaid storage shed. The vertical storage shed (51"x31"x77) and the horizontal storage shed (60"x30"x48"), will need to be on patio or deck if there is one or next to the building not out in the common yard area. All storage sheds must be at the back of the condominium.
- f. No vehicles are to be driven on the grounds of the property other than streets, driveways, and/or parking lots. Damage caused by violating this rule shall be assessed to the unit owner.

10. **SIGNS:**

- a. There shall be no signs posted on the exterior of any unit or in any portion of the common grounds.
- b. For Sale or For Rent Signs are only permitted in unit windows.

11. **GARBAGE & RECYCLING:** Cameron Village trash and recycling pickup is taken care of by the City of Raleigh. Owners and residents are responsible for ascertaining the dates on which trash and/or recycling is collected.

- a. All trash and recycling carts must be marked with the appropriate unit number in

indelible ink or with sticker numbers. The CVHOA allows one trash and one recycling cart per unit.

- b. All carts must be stored in the back of units where they are not visible from the street.
- c. Trash and recycling are required to fit into the corresponding cart with the lid closed. For trash or other materials that do not fit into the appropriate cart, owners/residents must arrange for pick up by the city or take the materials to an appropriate facility. Owners and residents may contact the City of Raleigh Solid Waste Services Department 919-996-6890. Any debris (i.e., construction debris) left on the street that is not placed in acceptable container will be removed at the owner's expense.
- d. At the time these Rules and Regulations were written, recycling is picked up bi-weekly and residents must use the blue recycling carts provided by the City of Raleigh.
- e. **Trash & Recycling Guidelines:**
 - 1. Trash cart and recycling cart on curb no earlier than sundown the day before collection.
 - 2. Trash cart and recycling cart removed from curb by sundown the day after collection.
 - 3. Trash cart and recycling cart not placed in street and placed at least 5 feet from other objects.
 - 4. Carts which are left on the sidewalk other than times listed above will be moved at the owner's expense. In addition, the City of Raleigh has a Code Enforcement Inspector who will issue a \$50.00 civil penalty for any violations. Such penalties will be passed on to the relevant owner.
 - 5. No carts may be moved to or from the curb during "quiet hours" as described in Rule 1 above.

12. **BOILER ROOMS and CRAWL SPACES:**

- a. Boiler rooms and crawl spaces are off-limits except to authorized personnel.
- b. These areas and their entrances are not to be used for storage of any kind. Any personal property found in these areas will be disposed of immediately at expense of the owner associated with the unit/personal property.
- c. If access is needed, owners must coordinate access through York Maintenance in advance and are responsible for payment at time of service. Owners are highly encouraged to use York Maintenance for all plumbing needs as York Maintenance very familiar with the plumbing systems. York Maintenance may be reached by calling (919) 821-1350.

13. **ABSENTEE HOMEOWNERS & GUESTS:** Owners who lease their unit must ensure that their tenants understand these Rules and Regulations. Fines for a resident and/or guest's non-compliance of the CVHOA's Rules and Regulations will be the owner's responsibility.

14. **YARD SALES:**

- a. Requests to hold yard sales should be sent in writing in advance (minimum notice of one (1) week) to York Properties.
- b. Owners will be responsible for any and all damages done to the grounds or common areas by visitors to the yard sale.

c. No yard sale shall be conducted during the “quiet hours” as described in Rule 1 above.

15. **DUMPSTERS/PODS/STORAGE CONTAINERS:**

- a. If a dumpster is required for construction work or repair, it must be removed within one (1) week of work completion and no longer than 30 days on the property.
- b. PODS or STORAGE CONTAINERS may not be stored on the property longer than three (3) consecutive days.
- c. Any deviation from this policy must be approved in writing in advance by York Properties, and CVHOA Board of Directors.

16. **RAIN BARRELS:** RAIN BARRELS & COMPOST CONTAINERS: Rain barrels and compost containers are not permitted on the property and any damage to gutters due to a rain barrel will be charged to the homeowner. If a rain barrel or compost container is found it will be removed.

17. **ENFORCEMENT:** The Board of Directors has adopted a hearing and fining policy for violations of the CVHOA’s legal documents. The fine is reviewed and established on a per incident basis. The maximum fine allowed per North Carolina General Statutes is \$100.00 per day, per occurrence. Please be aware that any unpaid fine may become a lien against your property and may be foreclosed pursuant to the laws of North Carolina.

Unless exigent circumstances exist, written notification of the violation with a reasonable time to bring the issues into compliance is issued by the Board of Directors prior to initiating the hearing and fining process.

Fines will only be assessed after a unit owner has been given written notice of a formal hearing and has had an opportunity to be heard at the scheduled hearing.

Association of Unit Owners of Cameron Village Townhouses, Inc.
Replacement Storm Door Standards

The Architectural Committee of the CVHOA has developed and defined a standard for front storm doors for units located within the Cameron Village condominiums neighborhood. The goal of this standard is to improve the aesthetic look of individual units while enhancing the overall appearance of the property and improving the ultimate value of the individual units and the property.

There are four options available for those homeowners who desire to replace their unit's front storm door:

- (1) A traditional white wood frame & six-panel clear glass door that is a consistent match for those found already in place throughout the property.
- (2) Pella, Ashford Model #6000LE032, white frame, with brass hardware recommended.
(Available at Lowe's)
- (3) Larson, Stratford Model #1590403217, white frame, with brass hardware recommended.
(Available at Lowe's)
- (4) Benchmark by Therma-Tru 36"W 6-Panel Smooth Fiberglass Door Right Hand Item #: 228473 | Model #: BMTTSFG1130RBM (Available at Lowe's) (Left Hand also available and allowed)

If an owner is unable to locate any of the doors above, the owner must submit an ARC Form with pictures of the proposed door.

Please contact Anna Claire Price, Association Manager, annaclaireprice@yorkproperties.com, with any questions about this.