

Rules and Regulations

McKinley Park HOMEOWNERS ASSOCIATION, Inc.

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Introduction

Townhouse living is a new experience for many and requires an understanding of its operation. With everyone's cooperation, everyone will enjoy the advantages of townhouse living.

In order to create a congenial and dignified residential atmosphere, your Board of Directors has adopted these Rules and Regulations. These Rules and Regulations may not please everyone entirely nor are they designed to satisfy individual desires. They will however, meet the approval of most owners and this is the only means of achieving success in townhouse living.

Any questions, suggestions or complaints should be made to the Association Manager, preferably in writing. If the Association Manager cannot resolve them for you, he or she will refer them to the Board of Directors.

It is hoped that we may have the understanding and cooperation of all the owners and residents so we may all enjoy the benefits of townhouse living to the fullest.

Board of Directors

1. GENERAL

Pursuant to the Declaration of Covenants, Conditions and Restrictions and the By-laws, the following rules and regulations are applicable to the residents of the Association.

"Resident" means, owner(s) of a unit, tenant(s), or guest(s). "Common area" consists of all landscaped areas, grassed areas, parking lots and real property owned by the association, including dumpster areas.

2. EXTERIOR BUILDING CHANGES

Any homeowner wishing to make additions or changes to his or her unit must receive written approval from the Board of Directors before beginning the change or addition. Additions or changes include, but are not limited to, fences, walls, planting of shrubs and flowers, patio additions, storm doors (full glass front, pewter hardware, black or white trim to match existing storm doors in your building), paint, flags, figurines, mulch, landscape borders etc. Requests for approval of any change or addition should be made in writing, giving a complete description of the proposed change or addition. The request should be given to the property manager who will present it to the **Board of Directors** for approval. Requests for Architectural Change forms may be obtained from the Association Manager.

3. RENTING

Tenants are required to abide by the rules and regulations of the Association and it is the owner's responsibility to inform their tenants of these rules and regulations. Any violation of these rules and regulations is the responsibility of the unit owner. Homeowners are to provide the Association with the names and telephone numbers of their tenants.

4. NUISANCES, STORAGE, AND UNSIGHTLY MATERIALS

No noxious or offensive activity is to be conducted in any unit nor is anything to be done on the property that may be an annoyance or nuisance to the neighborhood. No decorative statues, birdbaths, fountains, ornaments, figurines, hanging baskets, or any other decorative structures or items are permitted in the front or side yards of any lot.

“No more than three decorative items are allowed in front of each unit. Only planters with live flowers or plants and/or one small flag allowed. For example: three planters. Or two planters and a small flag. Any variation requires approval of the Board”.

No items are to be left/stored on any grassed or common areas as it prevents the landscapers from doing their job. All play items/equipment shall only be placed or kept in the rear of residences on patio and in garages and shall not be placed or kept in front or side yards or in the street or sidewalk. All personal items, such as bikes or lawn furniture, must be stored inside your garage or back patio area when not in use. All items on the patio are to be stored in a neat and orderly manner. All garage doors should remain closed when not in use as this detracts from the uniform look of the

community and could encourage burglaries.

5. PETS

Pets are not permitted on the property of the Association unless on a leash. Local leash laws apply within the neighborhood, and any resident may contact Animal Control at 336-642-5990 to have an unleashed animal removed from the property. Animals may not be left unattended in any area. Animals may not be staked out in the yards. These rules apply to both dogs and cats. **Pet owners are responsible for cleaning up after their pets. Pet owners, who allow their pet to damage common property, including front yards and landscaped beds, are responsible for paying to have such damage repaired.** Pet owners are to indemnify the Association and hold it harmless against any loss or liability of any kind whatsoever arising from, or growing out of having any animal. As a courtesy, please do not allow your pet in a neighbors' yard. Excessive barking of a pet or other annoyance to residents may be cause for an order by the Association to remove the pet from the property. No chain link or metal fabricated animal enclosures shall be placed on any lot.

Assigned pet area is at the center grass island inside the bushes in the half near the dumpsters.

6. PARKING

Provisions must be made by each Owner of a Lot for the parking of at least two automobiles belonging to occupants or guests off the adjacent streets and in the driveways on Lots. **The parking of guest or occupant vehicles on STREETS for long or repeated periods of time during the day or night or both, except for occasional, non-regular social gatherings and functions, shall not be permitted.** Parking on the street creates a potential safety hazard as could impede access to the community by emergency and service vehicles. No vehicles shall be permitted to be parked on Lots except on driveways. **No parking on any grassed areas.** No vehicle shall be parked in a manner as to impede or prevent ready access to the mailbox station.

The Board of Directors eliminated the guest only rule regarding the overflow area. The overflow spaces at McKinley Park belong to all residents for their use and visiting guests on a first come first serve basis. The goal is to provide secure parking for residents off the streets with temporary non regular guest parking allowed on the streets. Residents should always attempt to park at their lot first, but on the occasion where you are unable to, use the overflow parking as necessary.

Do not block the dumpsters, and please do not block the fire hydrants.

Vehicles must be in operating condition and have current license tag and inspection.

No boats, trailers, recreational vehicles, campers or other similar equipment or vehicles shall be parked or stored on any Lot or within the Common Area except as may be approved by the Board of Directors, in its sole discretion, in a location sufficiently screened from any adjacent Lot or street. Commercial vehicles shall not be parked or stored on any Lot or the Common Area within the Properties. However, the temporary, non-recurrent parking of service vehicles on a Lot for a period not to exceed 24 hours or during any period the Lot is being serviced by such vehicle is permitted.

7. FENCES

Perimeter fencing and privacy fencing around patios or decks may not exceed six (6) feet in height and **must be approved prior to construction** by the Board of Directors. Chain link or other metal fencing is expressly prohibited.

8. DAMAGE TO COMMON PROPERTY

Any resident or family member, guest or tenant who damages common property by driving or parking on the grass, allowing a pet to damage the buildings or landscaping, placing items on the grass, etc. may cause the resident to be required to pay for the repair of such damage.

9. CONDUCT OF CHILDREN

Parents are responsible for the general conduct of their children at all times. Damage to the common property or personal property of other residents is the responsibility of the parent. Playing in the street, including skateboarding, rollerblading and bike riding is discouraged.

10. COMMERCIAL ACTIVITY

No townhouse unit is to be used for commercial activity.

11. SIGNS

No sign shall be placed or allowed to remain on any Lot except for one (1) "For Sale" sign and (1) "Security System" sign. Sign may be displayed either in a front window of your home or in a landscaped bed in the front of your home. No signs are permitted on common property, including along New Garden Road.

12. SATELLITE DISH ANTENNAS

No satellite dishes or discs, radio or television aerial antennas, towers or any other external electronic equipment or devices may be installed or maintained on any exterior of any structure erected on a Lot or elsewhere upon any Lot or within the Property with the **prior written approval of the Board of Directors; however, satellite dishes which**

are eighteen (18) inches or less in size, GROUND MOUNTED and screened from view from the street, may be installed without such approval.

As a condition of approval, every unit owner on behalf of himself or herself and his or her successors-in-interest, shall assume all responsibility for maintenance, repair, and replacement of the antenna and all responsibilities for any damage done to the exterior of the unit and common areas caused by installation of the dish or antenna.

13. NOISE

Residents are to exercise extreme care with the use of musical instruments, radios, television sets, amplifiers or any other noise that may disturb other residents. This also includes the noise of animals and car stereos.

14. DUMPSTERS

No garbage or trash shall be thrown, stacked, or deposited outside the dumpster. All garbage must be bagged before being deposited in the dumpsters. Violators will be assessed for costs incurred as a result of removal. The recycle dumpster is for recyclable materials only. All cardboard boxes are to be broken down before placing in dumpster. Please call 373-CITY for information on large or bulk item pick up.

15. GUESTS

Residents are responsible for their family members, guests' and tenants' actions that violate any of the above rules and regulations, or any further regulations that the Association may enact.

16. SNOW REMOVAL

If there are more than three inches of snow, a decision will be made by the Board of Directors to plow or put down sand and/or ice melt. This includes possible ice storms with icy street conditions where sand and ice melt apply. Helping your neighbor if they are elderly or impaired is requested by the directors.

17. STREET LIGHTS

To report street light problems or burned out street lights call Duke Energy Customer Service at 1-800-777-9898

18. VIOLATIONS

Violations are subject to immediate removal and/or restoration to prior condition at the sole expense of the violating party. Rule violations should be reported to the Association Manager.

A homeowner violating these rules will be sent a warning letter from the Association Manager indicating that they are violating the rules. If the homeowner continues to

violate a rule a hearing will be scheduled with the homeowner who is violating the rules. At this hearing the homeowner will be given the opportunity to discuss the violation with the Board. The Board may fine a unit owner up to \$100 per day for each violation of the Rules. Any fines that are levied will become an assessment on the unit.

19. YARD AND TAG SALES

Individual homeowners/residents may not have yard or tag sales at McKinley Park. The property is not equipped to handle the parking within the community needed for such an event.

20. HOLIDAY DECORATIONS

Holiday decorations are permitted. Decorations may be displayed no more than 45 days prior to a holiday and must be removed within 7 days after the holiday.

21. ASSOCIATION EXTERIOR WALL MAINTENANCE OBLIGATION

Governing documents were reviewed and homeowner obligation was defined by Attorney Steve Black. The Association is only responsible to maintain, replace, and repair the exterior building surface, not to improve it. The Association is not responsible for construction defects and, further the Association's maintenance obligations are only for the exterior building surface. Problem located behind the exterior building surface is the owner's responsibility.

22. RULE CHANGES

The Board of Directors of the Association reserves the right to change or revoke existing rules and regulations, and make such other rules and regulations, from time to time, as in their opinion are reasonable and necessary.

23. CONCLUSION

Residents of the Association are requested to cooperate by adhering to the Rules and Regulations which were not set up in an arbitrary fashion nor were they created to inconvenience anyone. Their sole purpose is to ensure the safety and comfort of everyone in the community.

Revised May 2016