



## Wynston Park Homeowners Notice

### **New Rules and Regulations, effective January 1, 2012**

#### **Article 5, Section 5.7 Parking, of the Wynston Park Homeowner Covenants states:**

No tractor, mobile home, or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, or any other recreational vehicle shall be parked on any portion of the Common Areas. The foregoing restriction shall not apply to sales trailers, construction trailers or other vehicles which may be used by the Declarant and its agents and contractors in the conduct of their business prior to completion of the Property, and shall not apply to service vehicles which are temporarily parked while service contractors are providing temporary service work on one of more Lots in the Property or on the Common Areas.

Permitted vehicles shall be parked or stored in or upon the Common Areas only in an area provided by the Association for such storage and subject to rules and regulations and fees charged by the Association, and shall not be parked or stored within any street right-of-way. Each Lot Owner shall be entitled to the use of 1 parking space per Lot Owned, which spaces may be designated by the Board. No Lot Owner or Occupant shall repair or restore any vehicle of any kind upon the Property, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. Each parked vehicle must display a valid, current license plate.

#### **The following Rules and Regulations were approved by the Wynston Park Homeowner's Association Board and shall be now considered part of, as amendments to, Article 5 Section 5.7 Parking:**

- 5.7a. Parking spaces have been assigned 1 per Unit. The assigned spaces have been marked by Lot number for security purposes. Owners (and their tenants) are expected to respect the assigned spaces and only park in the space assigned to their respective Unit, or risk being towed.
- 5.7b. Additional vehicles shall utilize Visitor spaces, which have been left blank and shall be available on a first come, first served basis. As a courtesy, any Unit which owns more than 2 vehicles is requested to park a 3<sup>rd</sup> or more vehicle(s) in the visitors parking area below the mail boxes.
- 5.7c. No tandem/double parking will be allowed.
- 5.7d. No parking on sidewalks or curbing (*exceptions for temporary guest parking, loading and unloading*).
- 5.7e. No parking in front of the trash area, unless otherwise posted, to accommodate the trash pickup schedule. If a vehicle is blocking access to the trash doors when the truck arrives for pickup, that vehicle's owner will be charged with the cost associated with a special trash pickup.
- 5.7f. No parking or storage of commercial vehicles, or any vehicle which takes up more than 1 parking space will be allowed and will be subject to removal (*except as noted above for temporary service vehicles*).
- 5.7g. It is the responsibility of all Owners to report any violations to the Management Company with the date, time and photos, if possible. All reports will remain anonymous.
- 5.7h. Any Owner/Tenant in violation of these Rules and Regulations may be subject to fines as determined by the HOA or Management Company.
- 5.7i. Any vehicle that does not meet the specifications for any Section of Article 5.7 will be subject to removal, at the cost of the vehicle Owner (ie: valid registration).

*Parking Note 1: At this time, it was voted to not mark Fire Lanes on the Property. The fine for restricting access for emergency vehicles in Kernersville is \$100 and your vehicle can be towed.*

*Parking Note 2: We appreciate that parking is limited. If we continue to have problems and towing vehicles and fees do not resolve these problems, we will be forced to issue mirror tags for each Unit. The tags will be limited to 2 per Unit. We do not want to have to take this step, so please be respectful of your neighbors and police the parking of your guests.*



## Wynston Park Homeowners Notice

### **New Rules and Regulations, effective 01/01/2012**

**Article 5, Section 5.5 Pets, of the Wynston Park Homeowner Covenants states:**

No domestic pets exceeding 25 pounds in weight shall be allowed in the Property, except as may be provided by the Rules and Regulations [which are voted on/or approved] by the Board, or the Association, or the Bylaws.

**The following Rules and Regulations were approved by the Wynston Park Homeowner's Association Board and shall be now considered part of, as amendments to, Article 5 Section 5.5 Pets:**

5.5a. Pets shall be restrained on a leash at all times when outside the Unit.

5.5b. Pets are never to be left unattended while outside the Unit.

5.5c. Owners are responsible for cleaning up after their pet(s), immediately and every time.

5.5d. Any pet that is determined to be, in the opinion of the HOA Board, Association Members, or the Management Company, an *unreasonable nuisance* to the community due to either noise, size, or lack of control by the owner shall be subject to removal from the community.

5.5e. Pet owners are responsible for any damage caused by their pet(s) to any Common Area, any structure on the Property, or any Unit other than the pet owner's Unit. Any damage from pet(s) should be reported immediately to the Management Company and repairs shall be arranged by the HOA or Management Company and the cost assessed to the Unit Owner responsible for the pet (even if the pet is owned by a tenant).

5.5f. It is the responsibility of all Owners to report any violations to the Management Company with the date, time and photos, if possible. All reports will remain anonymous.

5.5g. Any Owner/Tenant in violation of these Rules and Regulations may be subject to fines as determined by the HOA or Management Company.