

Nugget Ridge Homeowner's Association

COMMUNITY POLICIES

(REVISED 7/2020)

The Board of Directors has adopted the following policies, rules, and regulations to be in effect immediately at Nugget Ridge Townhomes.

1. **Trash Cans:** Trash Cans are to be placed on the curb no earlier than the evening before trash is collected and removed by the Saturday following collection. Currently trash pick up is Thursday. Trash cans must be placed behind each residence for storage. Cans may not be stored in front of the house or on the side of the building.

2. **Discarding Furniture:** Furniture and other large items **MUST** be placed on the curb off Glendale Rd. for The City of Greensboro to pick up. Republic Waste Services **WILL NOT** remove large items.

3. **Pets:**
 - A. Dogs must always be on a leash when outside the unit. Dogs may not be tied outside the unit nor may any dog houses be placed outside the unit including on decks.
 - B. For the safety of all homeowners, renters, and guests at Nugget Ridge Townhomes; no dog generally considered vicious shall be allowed to be brought on Nugget Ridge property or be allowed to be housed in any way at Nugget Ridge Townhomes. Breeds of dogs, which are not allowed to be at Nugget Ridge but are not limited to Chow, Pit Bull, Rottweiler. **THIS SECTION RESTRICTING CERTAIN BREEDS OF DOGS MUST BE INCORPORATED IN THE LANDLORD'S LEASE AGREEMENT.**
 - C. No dog shall be walked in front of any unit or in the grass area of the "circle" in front of 1101-1147. All dogs shall be walked only in approved "Pet Walk" areas located in the rear of the units. **Residents must use a poop scooper to remove pet waste immediately while walking their pets.**
 - D. Cats may not be on the outside over night or while owners are not at home. Owners will be responsible for any damage done to the property of other owners by their cats.
 - E. If the policies of Guilford County are stricter or are amended to be stricter than the pet policies of Nugget Ridge, the policies of Guilford County shall prevail.
 - F.

4. **Designated Parking:** Parking spaces at Nugget Ridge are assigned with two spaces per unit. Please do not park in spaces belonging to other residents unless given specific permission by the owner of that space. Residents finding unapproved automobiles parked in their space may call a board member to have the car towed. Please inform visitor to park only in spaces marked "visitor".
 5. **Entering and Exiting:** When entering and exiting the property, please remember that Nugget Ridge is the home of forty-one other residents. Please keep the volume of music low, drive slowly, carefully, and do not throw trash on the driveway or in yards.
 6. **Play Area:** Riding of bicycles and skating should be done only in the parking lot. Parents guardians assume all responsibility for monitoring the safe riding and skating conditions. The Association assumes no responsibility for monitoring or maintaining safe riding and skating conditions. There shall be no riding of bicycles, skating, or any other type of playing on the sidewalks in front of any unit except your own unit.
- 7. Vehicles:**
- A. Please do not park around the circle except in designated parking spaces.
 - B. There shall be no parking or driving on the grass areas.
 - C. Recreational vehicles (boats, mobile homes, campers, ETC.) are not allowed to be parked on the property of Nugget Ridge.
 - D. There shall be no washing of cars on the lawn.
 - E. No major repair work (engine, Transmission, ETC.) is allowed on Nugget Ridge property.
 - F. Changing of oil will be allowed so long as no oil is spilled on the ground. Government approved recycle containers are to be used, and the oil disposed of in an authorized oil recycle center. Residents spilling oil on the ground will be held responsible for asphalt repair and/or proper environmental clean-up.
8. **Noise Ordinance:** Please be considerate of your neighbors and do not play music at excessive volumes at any time of day. Please reduce your volume of music after 10:00pm on all nights.
 9. **Satellite TV Dishes:** Satellite TV dishes are allowed at Nugget Ridge Townhomes provided they are not attached to the roof or siding of individual buildings. Any person wishing to install a dish must submit a written request to The Board of Directors.
 10. **Signs:** No signs of any type may be displayed in any window, door, or on the exterior of any unit at Nugget Ridge. An exception to this rule is that one "For Sale" or "For Rent"

sign not to exceed 2 feet by 3 feet in size may be displayed. Such “For Sale” or “For Rent” sign may be placed in a window, on a door, or directly in front of the unit in the landscaped area containing the pine needles. This area does not include any pine needles running the length of the sidewalk. No sign of any type including “For Sale” or “For Rent” may be placed at the entrance of Nugget Ridge. Any sign which is in violation of this rule and which is located outside the unit will be removed and destroyed by the association.

Homeowners shall be responsible for informing all persons living in or visiting the unit of the community policies rules and regulations. Homeowners shall be responsible for any violations by themselves, family members, guests, tenants, or any invitees to the unit.

11. Enforcement of Rules and Regulations:

- A. The association shall notify any homeowner of any violation of the rules or regulations. Such notification shall be first class U.S. Mail, e-mail, or placing the letter upon the door of the resident. The offender shall be given a “reasonable amount of time” depending upon the violation to correct the violation.
- B. If the violation is not cured within the “reasonable amount of time” the association shall notify the owner of the unit of a time and date for hearing.
- C. A hearing shall be held and if deemed appropriate, the owner of the unit shall be fined in accordance with the severity of the violation.
- D. All fines will be levied against the homeowner. In the event the violation is by a tenant, the homeowner will be held responsible. It shall be the responsibility of the homeowner to ensure the tenant’s compliance with the rules and regulations.
- E. Fines levied in violation of the rules and regulations shall not exceed \$150 per occurrence. Fines levied against homeowners and not paid by the homeowner shall be the same as unpaid monthly assessments. Unpaid fines will be turned over to the attorney for collection.

IF a violation of these policies and regulations results in damage to paved areas, lawns, or plants the violator (through the owner of the unit) will be financially responsible for the total cost of repair or clean-up with no dollar limit. Violations committed by tenants will be billed to the owner of the unit. Fines will be added to the homeowner’s monthly assessment.

If you have any questions or suggestions, please contact Lambeth Management at 336-288-4944 or contact a member of Nugget Ridge Board of Directors.

The Nugget Ridge Board of Directors meets monthly. If you would like to attend please contact Lambeth Management for date, time, and location.

