

Blakeney

Homeowners Association

Handbook

This handbook is intended to be a reference guide that each homeowner should keep in a convenient location. Please give this document to any future owner or renter of this home. This document and its contents are provided for guidance of the Homeowners Association and consideration of the homeowners and management companies as may be retained by the Association. It is NOT, in any way, intended to supplant or set precedent beyond the Declaration of Covenants, the Articles of Incorporation and the Bylaws as recorded in the Guilford County Register of Deeds.

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Welcome and Introduction

Welcome to the Blakeney Homeowners Association

The Blakeney Homeowners Association (BHOA) has established rules and regulations necessary to promote and ensure the enjoyment and proper maintenance of all BHOA property for the benefit of all members and their guests. This approach is to foster and encourage an enjoyable, stimulating, and dynamic community environment and to protect and enhance the value of each member's investment.

Please read and familiarize yourself and family with this handbook. These rules were developed in accordance with the Covenants, Bylaws and Declarations set forth for the Blakeney Homeowners Association.

General Information

Your Home

You are the sole owner of your home (“dwelling”); you have a deed just like the owner of a single-family home.

You own pipes, ducts, wires, conduits, and other such items from the point they enter the interior surface of the dwelling. You also own the heating and air conditioning units as well as the hot water unit associated with your dwelling.

Patios and porches (decks) located immediately in the front, or the rear of dwelling are part of the respective dwelling to which they are attached and are, therefore, owned solely by the Owner.

Common Elements

You also own an allocated interest in the Common Elements of the Association. Please consult the Declarants for a more detailed definition of Common Elements. The amount of this interest varies based on the number of lots in the Association and is calculated by dividing one by the number of lots in the Association. **Common Elements** include the land within the BIP that are not part of the dwelling.

Examples of these are:

- All of the grassy and landscaped areas on Association property including frontyards, side yards, and backyards.
- Community streets
- Common Elements are held and maintained for the use and enjoyment of all Owners.

Insurance

The BHOA is a town home community. While the dwellings are townhomes, the BHOA maintains insurance coverage that would usually apply to condominium units. This type of insurance coverage is required in the Declaration of Covenants, Conditions and Restrictions (DCCR). The BHOA carries the Master Insurance Policy which maintains fire and extended insurance coverage for all buildings, common areas, and amenities as well as general liability. Individual homeowners should maintain an HO6 policy to cover their contents and should discuss additional coverage with their insurance agent to ensure

that coverage limits are adequate and that any upgrades are covered.

Management

The BHOA retains a professional management company to operate the BHOA in accordance with the Declaration and Bylaws. The management agent is responsible for day-to-day operations under the supervision of the Board of Directors. The management agent's responsibilities include:

- Collecting Association dues and assessments.
- Responding to requests for general repairs and maintenance of building exteriors, grounds, and street lights.
- Receiving requests for architectural and landscape plantings.

The management company's website provides owners with resources related to the BHOA including the most up-to-date version of this handbook, information on paying BHOA dues, the Declaration and Bylaws, request forms for architectural and landscaping changes, and other information.

Maintenance

There is a division of responsibility for maintenance of the property between Owners and the BHOA. In general, the Common Elements as described above are the responsibility of the BHOA and the Lot/Dwelling is the responsibility of the Owner.

The BIP maintains exterior building surfaces, roofs, gutters, and downspouts.

Maintenance to the Common Elements required because of the negligence or wrongful act of an Owner (or family, tenants, visitors, or guests of the owner) will be performed by the BHOA at the expense of the Owner.

A chart of maintenance responsibilities is included in the Appendix to this Handbook. Residents should contact the Management Agent to request repairs or maintenance for any Common Element or BHOA maintained item including building repair or landscaping issues.

BHOA Dues and Fees

BIP dues are based on the operating needs of the BHOA and an assessment of the funds needed for capital reserves. A proposed budget is prepared in the Fall of each year and the BHOA dues are set to cover anticipated operating expenses and capital reserves for

long term major expenses such as painting, paving, roofing, major landscaping, grounds improvements, damage, etc. At this time, management will send notice to Owners of the dues amount for the following year. The Board of Directors may increase dues by a maximum of 5% per year without a vote of the BHOA.

BHOA dues are to be paid monthly and are collected by the Management Company. The Management Agent will advise Owners of the amount of monthly dues and will provide 30 days' notice of any changes to the dues. The BHOA dues are due on the 1st of each month and will be considered late after 15 days. Late penalties may apply as defined by the Board. Owners may consult the Management Company's website for payment methods.

Special Assessments

In addition to the BHOA dues, the Board may levy in any year a special assessment applicable to that year. The assessment may only be for the purpose of defraying the cost of construction, reconstruction, repair, or replacement of the common elements, which include buildings and streets. A vote of approval of two-thirds of the associations voting members must be obtained for the Board to levy the assessment.

Streets and Snow Removal

The streets in BHOA are private. If you identify any problems with the streets or street signs, please contact the Management Agent.

The Association hires a contractor for snow removal from community streets when snow accumulation is three inches or greater. Owners are responsible for clearing their own driveways, patios, and sidewalks as they see fit. **Owners SHOULD NOT use salt or commercial deicer products on the walkways or driveways as they will damage the concrete and brick.**

Getting Involved

Owners have the opportunity to be involved in the governance and future of the BHOA without your involvement, there is no Board of Directors, no Committees, and no self-management of our funds. The section of this handbook titled “The Board of Directors” provides information on how to run for a position on the Board.

Committees

The Board of Directors may create a committee at its discretion. The number of committees is based on volunteers and participation. Owners are welcome to join and serve on these committees. The Board of Directors determines the size of each committee, so any request to join a committee should be made to the Board. Additionally, when a spot is open on a committee, the Board will send out a notice to the Owners asking for volunteers.

Good Neighbor Policies and Rules

For the well-being of you and your neighbors, the Board of Directors has adopted a variety of policies consistent with the Declaration and Bylaws. As an owner, you are responsible for ensuring that your family members and guests abide by them.

Antennae and Satellite Dishes

While antennae are not permitted, satellite dishes twenty-four inches or less are allowed, subject to the approval of the Architectural Review Committee.

Architectural or Landscaping Changes

The Declaration specifies that structural alterations to the exterior of a dwelling or landscaping alterations to the common areas, requires the advance approval of the Board of Directors. who will review the Owner's written request. See the Management Company's website for the Architectural Modification Request and Landscape Modification Request forms. Only the owner of the property may submit these forms.

Common requests include exterior additions, installing new HVAC equipment or generators; replacing an exterior door; installing a satellite dish, a storm door or window screens; or planting trees, shrubs, or flowers in common areas.

Clothes Lines

All types of exterior clothes dryers or clotheslines are prohibited.

Exterior Doors, Electrical Outlets, Lighting Fixtures and Vents

For changes to existing exterior doors or the installation of new doors, including the installation of storm doors, an architectural request for change must be submitted. Likewise, for changes to existing, or installation of new, exterior electrical outlets, lighting fixtures and vents, refer to this same section.

Flags, Display of Flags

Flags should be tasteful and appropriate for the community and considerate of other neighbors. The Board of Directors may request that flags that do not meet these guidelines are removed in order to maintain the harmony of the community.

General guidelines for flag display are as follows:

- Flagpoles cannot be placed in the Common Elements or attached to the exterior structure of the building except in compliance with Federal and State law allowing the display the official American or NC State flags.
- Flags may not be hung outside the dwelling from windows.

Special rules apply to flags displayed for Holidays. See the Holiday Decorations section for more information.

Grills and Other Outdoor Cooking

The use of charcoal or wood burning outdoor appliances are prohibited. All outdoor gas or electric cooking appliances are prohibited from use on covered or screened porches. If an Owner chooses to use one of these appliances, the Owner must make sure that the item is at least three feet from the dwelling. Due to smoke and/or cooking odors, the Owner should also make sure that the grill or other outdoor cooking appliance is an appropriate distance from the adjacent dwelling.

Seasonal Decorations (exterior)

Decorative exterior seasonal lighting (e.g., Christmas lights) may only be installed during the holiday season and at the holiday season's conclusion must be removed. Holiday decorations must be tasteful and appropriate for the community and considerate of other neighbors. The Board may request that decorations not meeting these guidelines are removed.

Exterior holiday decorations can be displayed prior to the holiday but must be removed within two (2) weeks following the holiday.

Interference with the Workings of the Association

Much of the BHOA operating budget is for the upkeep of the common area around BIP. It is imperative that Owners do not interfere with the management and upkeep of the

grounds, the common areas or the buildings.

Examples of interference include turning on or off the sprinkler system at the main control panel or in isolated areas, adjusting the sprinkler heads or drip hoses, applying chemicals or fertilizer to the grass or plants in the common areas, adjusting or tampering with drainage implements, removing or damaging a planting, etc. Additionally, should not interfere with the work of the contractors on site.

If an Owner feels that maintenance, adjustment, or repairs should be made to the services on the grounds, the common area, or the buildings, the Owner should contact the Management Agent and allow the service provider to make the repair. Any Owner found violating this regulation is subject to one written warning. If the violation continues after the written warning, the Owner will be fined according to the section in this Handbook on Violations and Enforcement, and the Owner will be assessed for the repair of damages caused by the Owner's actions and to return the common elements to their original state.

Leasing of Your Property

Owners are not authorized to rent or lease their property.

Noise

Every Owner has the right to quiet enjoyment of his or her property. Generally, residents should always be considerate of their neighbors and particularly during nighttime hours, 11 p.m. to 7 a.m. Unreasonable noises or actions (i.e., loud music and barking dogs,) or any other nuisance or illegal activity will not be permitted.

Odors

Residents shall not cause or permit any objectionable odors to be produced upon or emanate from their dwelling.

Parking

Each dwelling is entitled to parking spaces consisting of their attached garage and driveway. Owners as a rule should preferably park their vehicles in their garage and driveway .

Parking on the street should be infrequent and limited to visitors.

Our streets are narrow so **at no time** should owners, guests, or service vehicles...

- Park opposite unit driveways
- Park on the side-walks
- Block mailboxes, fire hydrants, or driveways
- Interfere with traffic flow for others including service or emergency vehicles
- When owners have multiple guests, they should advise their guests to park in the owners driveway.

For over-flow parking, please contact Pinnacle Bank Management, they allow BIP residents/guests access to the bank's parking lot.

Trailers, motor homes, campers, boats, jet skis, ATV's, large trucks, commercial or construction vehicles, or inoperable motor vehicles (including unregistered vehicles) are not to be parked or stored outdoors within the community. Temporary parking of such vehicles like moving trucks are permitted during loading or unloading.

Repeat violators of the parking rules and those continuing to park improperly can be fined. See the Violation section for enforcement information.

Pest Control

Owners should be vigilant and contact the Management Agent if they see an opening in a dwelling that may allow pests (insects, mice, squirrels, birds, etc.) to enter. The Owner is responsible for securing and treating the interior against pests and the exterior for termites.

Pets

Household pets are welcome in BHOA; however, pet owners are responsible for their pets. Pets are not allowed to be loose and must be on a leash **at all times when outside** in the common area. **Pet owners are required to immediately clean up after their pets, regardless of the location.** In addition, pet owners should ensure that their pets do not urinate on the flowers or shrubbery planted throughout common areas.

Pet owners are encouraged to keep pets away from the grass area in front of each unit.

Owners will be held responsible for damage to plantings that is caused by their pets. Chaining animals on common area is not permitted and please do not leave barking dogs unattended.

Planting Beds

The Association is responsible for the ongoing weeding and distribution of pine needles in the front plant bed areas and other common areas. The only plants, shrubs and trees that will be maintained by the Association are the original ones planted by the Association in the common areas.

A resident may improve the plant beds on the sides and back of his/her property by planting flowers, shrubs and/or trees. However, the resident must follow any Landscaping Guidelines approved by the Board and obtain approval. Additionally, the maintenance, upkeep and replacement of any items added by an owner in the side, back beds or front beds if approved become the sole responsibility of the owner and subsequent owners.

Plumbing and Sewer Lines

If there is a plumbing problem in which the location of the problem cannot be determined, it is the responsibility of the Owner to initiate repairs. If the Owner's plumber determines that the source of the problem is in the water lines leading to the condominium, the Owner should only continue making the repairs in an emergency situation. Otherwise, the Owner should contact the Management Agent and Board of Directors as soon as possible.

Signs

No signs larger than two (2) square feet may be displayed on the property at any time. Signs may not be attached to the buildings, mailbox, or any other structure.

Only the following signs are permitted:

- Alarm Company signs may be a maximum of one (1) foot square and must be located close to the dwelling in the pine needled area.
- Real Estate “For Sale” signs may be a maximum of two (2) square feet and must be located close to the mailbox and not in the turf area.
- Political signs may be a maximum of two (2) square feet and may be placed in front of the Owner’s dwelling in the pine needled area.
- There can be one political sign per home per home at any time. Signs may be erected 45 days before the corresponding election date and must be removed within 7 days following the election date.

Solicitation

There shall be no solicitation throughout the community.

Storage

Items may not be stored on porches, driveways/sidewalks or in front of crawl space doors. All items, including play items/equipment, shall only be placed in garages and shall not be placed or kept in front, side yards, in the street or sidewalk. All personal items, such as bikes or lawn furniture, must be stored inside your garage and back patio area. 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.

Temporary Structures

No temporary structures (trailers, tents, barns, or other out-buildings) may be maintained on common elements.

Trash

Trash collection is provided by the City of Greensboro. Trash receptacles are serviced weekly; recycling receptacles are serviced every two weeks. Please be aware that trash collection schedules may change. If you have questions, please contact the City of Greensboro.

Receptacles should not sit in driveways for extended periods of time. Place them on the street no earlier than the night before pick-up and remove them by the end of the day of pick up. At all other times, receptacles must be kept in enclosed garages, back of homes, areas specifically designed to house the receptacles that are concealed from roadway visibility or any area out of site of the road.

Hazardous wastes, including paints, motor oil, household chemicals and other toxins, are unacceptable for curbside disposal. Bulk items, renovation debris or any specialty items are the responsibility of the owner unless otherwise arranged with the City of Greensboro

Violations and Enforcement

In following with the North Carolina Planned Community Act, the Association may fine an owner for violations of the rules and regulations of the BHOA. If allowed by law, such fines may be assessed on a daily basis for a continuing violation. The Owner will be given notice of the violation and potential fines, an opportunity to be heard, and notice of the panel's decision. Any fine established hereunder shall be an assessment against the owner and potential lien against said owner's lot, subject to all provisions and enforcement of Article XI of the DCCR.

Window Replacements

Window frames and panes are the responsibility of the Owner to replace and maintain. Replacements must be approved by the Architectural Review Committee.

Window Treatments

Interior window treatments such as drapes, shades, blinds, and shutters must be in good condition so as to not detract from the exterior appearance of the buildings. Detachable window dividers, if used, must be installed correctly, and aligned to the window frames.

Yard Sales

You are not permitted to hold a yard sale in the community

Appendix

Management Agent Contact Information

Lambeth Management & Realty, Inc. PO Box 8071
Greensboro, NC 27419
(336) 288-4944
Website: www.lambethmanagement.com

Landscape Guidelines

All of the following applies to front yards, front porches, and side yards.

- Patio/Porch furniture is allowed and is not included in the number of decorations.
- Indoor furniture such as kitchen/dining/living room chairs and tables are not allowed.
 - Rockers designed for outdoor use are allowed.
- A maximum of five planters/flowerpots are allowed.
 - Trellises are considered part of planters. ?
- A maximum of five yard decorations are allowed, to include the following items. The number of planters and yard decorations may not be interchanged. (Example: seven planters and three decorations)
 - Fountains
 - Bird Feeders
 - Bird Houses
 - Bird Baths
 - Yard Flags
 - Wind Chime and Wind Whirlies
 - Statues and Sculptures to a maximum height of thirty-six" off the ground.
 - Door/Wall Hangings/Wreaths
 - Any other decorations meant for outdoor use
- Shepherd's hooks have no height requirement and each item hung from the hooks will be counted separately.
- Landscape lighting requires Board approval.
- Flowers, such as annuals and perennials are permitted in natural areas with pine straw, surrounding the home. Upkeep is homeowner's responsibility.

- Current plantings around homes, such as shrubs are grandfathered in. Any new plantings of shrubs must be submitted to the managing agent via the Landscape Modification Request Form and approved by the HOA. This also includes railroad ties used for terracing and any water features in backyards. Homeowners shall be wholly responsible for upkeep of said plantings. Under no circumstances are any plantings allowed in grassy areas.
- Any other landscaping issues such as dead trees/shrubs, etc., should be reported to the managing agent, for referral to the neighborhood landscaper.
- If a homeowner has an issue with other homeowners violating these rules, it should be reported to the management company, to be forwarded to the HOA Board and must include your name and address.
- Landscape Modification Request Form can be found on the management company's website, or you may request a copy

Maintenance Responsibility List

**Blakeney Homeowners Association
Maintenance Responsibilities List**

#	Homeowner	Association	Item
1		x	brick work on buildings
2		x	chimney caps
3		x	common areas
4	x		doors including storm doors
5	x		door bells
6	x		doorsteps
7		x	driveways
8	x		electrical outlets
9	x		exterior doors & hardware (replacement)
10	x		exterior front & back house lights
11	x		fences
12	x		fixtures to provide water, light, power, telephone
13	x		foundations (including those for stoops and porches)
14	x		garage doors & hardware
15	x		glass / glass surfaces including (storm doors & windows)
16	x		gutters & downspouts
17		x	house numbers
18	x		hvac equipment, lines, ducts
19	x		individual sewer line
20	x		interior repairs as a result of a roof leak or water penetration
21	x		locks on doors
22		x	mailboxes & posts
23		x	main sewer lines
24		x	meters
25		x	painting of exterior doors & wooden trim
26	x		patios (covered & uncovered)
27		x	roofs
28	x		screened porches
29	x		screens (porch screens and door screens)
30		x	sewer line (cleaning of main line only)
31	x		sewer lines (cleaning of the individual sewer line from the main line to the home)
32		x	sewer lines & cleanouts (repair & replacement of lines)
33		x	shutters
34	x		stoops
35	x		storm doors
36		x	street lights
37		x	streets
38	x		termite inspection, treatment and damage repair
39		x	trees, shrubs, grass, mulch/pine needles
40	x		utility fixtures/connections (water, light, power, telephone, cable, sewage, sanitary service)
41	x		vent pipe cleaning
42		x	vent pipe covers
43	x		water lines from meter to house
44		x	water lines to individual meters
45	x		water spigots and faucets
46	x		window frames
47	x		window panes
48	x		window sashes
49	x		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, or guest

Items in bold listed in the Declaration of Covenant