

The following rules, regulations and policies are provided for your convenience and is not all inclusive of the Homeowners Association's Declaration of Covenants. This information serves as a quick reference to frequently asked questions. You should refer to your Association's Declaration of Covenants for additional and detailed data.

Dues Homeowners Association fees are due on an annual basis.

Alterations No exterior alterations, modifications, or additions are allowed without prior written consent of the Board of Directors and the Architectural Review Committee. A request must be made in writing to the Committee if you plan any change to the exterior of your home. This includes fencing and major landscape changes.

Land Use No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed three stories in height, and outbuildings incidental to residential use.

Maintenance of Lots If in the opinion of the Board, an owner fails to maintain his property in a neat and orderly condition or otherwise neglects his property and allows unsightly conditions to develop, the Board, after thirty (30) days written notice to the owner, may, but is not obligated to, take steps to remedy the problem at the owner's expense. This includes vacant lots.

Prohibition of Television Antennae & Clotheslines Exterior television antennas and outdoor clotheslines are prohibited.

Satellite Dishes Satellite dishes 36 inches or less may be placed out of sight from street.

Vehicle parking Parking of vehicles on the streets of Wakefield Plantation is generally prohibited except for guests who will remain for a short time. Parking should be temporary and not extend to overnight on-street parking. Homeowners should park in their driveways or parking pads. Recreational vehicles and trucks are never permitted to be parked on the street or where visible to the adjoining property owners.

Common Areas Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering.

Trash Containers Trash containers and trash should be kept in the garage or an enclosed utility yard and not visible from the street or an adjacent lot. Trash and containers should not be put out ahead of the regular schedule and should not be left out after trash is collected. The holiday schedule for trash pick-up is always announced in the newspaper the week prior to the holiday. If your trash is not collected, call the Sanitation Division.

Pets All pets shall be kept under the direct control of their owners at all times and shall not be allowed to run free or otherwise interfere with the residents. Any inconvenience, damage, excrement, or other unpleasantness caused by any pet shall be the responsibility of the owner. Pets must not disturb or annoy residents or guests. These requirements are in accordance with the Wake County Leash Ordinance.

Noise Being thoughtful of one's neighbor is especially important in a community such as Wakefield Plantation.

Loud noises from television, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11:00pm and 8:00am. If a homeowner should be disturbed by a loud noise, he should first be in contact with the homeowner to try and resolve the matter with one another. If the noise continues you should contact the management company so that a letter may be sent requesting cooperation. In extreme cases please contact law enforcement for immediate assistance.

Signs No sign of any kind, except an owner and street number identification, shall be displayed to the public's view on any lot except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period unless prior approval of the developer of Architectural Committee has been obtained.