

ASHTON HALL HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Revised June 16, 2021

Parking

Each townhome is allocated two spaces for its exclusive use. For residents living in townhomes with garages, the garage and parking pad are considered the two spaces. Residents without garages have two assigned spaces on the street identified with the unit's number.

Because our community has limited parking, residents are required to use their allocated spaces as their primary parking spaces. Guests should not be parking on the property for more than 4 consecutive days without notifying Property Manager.

If a significant number of parking spaces are needed for a special event, guests may be directed to park on both sides of Lynn Meadows Street, with approval from property manager. Hosts may also suggest offsite parking and/or carpooling. Hosts are responsible for assuring community parking regulations are followed.

- Any vehicle not registered to a property address that is parked in the community for more than 4 consecutive days (and is not in a unit-assigned parking space) is subject to towing.
- Violations performed by Guests are the responsibility of the unit owner and that owner is subject to any towing fees or fines.
- Any vehicle parked in any part of a space designated as "Tow Away Zone" is subject to immediate towing at owner's expense.
- Any vehicle parked on the sidewalk is subject to immediate towing at the owner's expense.

For security purposes if your car has a temporary tag on it you must notify Property Manager prior to parking anywhere on the property.

General Vehicle Rules

No vehicle maintenance, repair, or bodywork is permitted within the community.

Motorcycles, mini-bikes, mopeds, etc. must be stored inside a garage, on the deck, or on the back porch. They cannot be stored on sidewalks, or on the front or side of the townhomes.

Boats, Motorhomes and similar recreational vehicles are not permitted.

Commercial vehicles are prohibited from being parked within the community. A commercial vehicle is defined:

- Any vehicle with uncovered exterior logos, signs, letters, numbers, advertising, or irregular or distinct coloring which creates the appearance of a commercial vehicle
- Any unmarked vehicle with commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, storage containers, racks, ladders, pipes, and/or landscaping equipment, etc.

- Any unmarked vehicle with an excessive amount of commercial equipment supplies within the interior of the vehicle which is in obvious plan view from another parking space or from the sidewalk, including, but not limited to, pesticide, paint buckets, landscaping equipment and/or debris, propane tanks, cabling, uncovered or unsecured tools, etc.

Vehicles for the express use of moving residents into or out of a townhome may not be parked in the community for more than 24 hours.

Vehicles may be washed (subject to municipal drought restrictions) but only in the owner's parking space.

Residents are asked to abide by a 15mph speed limit within the community.

In the event of any conflict between these rules and City of Raleigh regulations, the municipal code will apply.

PETS

The City of Raleigh Animal Control Ordinance requires that both cats and dogs be leashed when outside an owner's residence.

Pets may not be chained, tied, or confined in any way to common property.

The designated waste area for pets is the pinestrawed areas throughout the community. Residents should promptly remove and dispose of pet waste. It is a violation to leave your pet's excrement uncollected and fines may be assessed.

Pet owners will be responsible for damage to grass and shrubs caused by their pet(s).

COMMON AREAS

The common areas within the community belong to all townhome owners. These include landscaped and natural areas, as well as streets and sidewalks.

Leasing of units is permitted according to the latest approved covenants.

Trash must be placed INSIDE the dumpsters. Residents who leave trash in the dumpster corral may be fined.

Trash may not be stored on decks, front porches, or in the common areas.

No plant material, except at back patio, may be installed without written permission from the Board.

Artificial plants are not permitted.

Vegetables and fruit must be planted in containers and are only permitted on the back porch or deck. Planter boxes may not be attached to any townhome.

Clotheslines and similar equipment are not permitted. Nothing may be draped over deck railings, front steps, trees, or shrubs.

Flags are not permitted on the front or side of any unit, other than an American or North Carolina State flag.

Holiday decorations cannot be excessive or cause damage to the exterior of the buildings. No décor is permitted in the common areas. If there is a complaint, The Board of Directors will determine, on a case by case basis, what is excessive vs. what is allowed.

Two community yard sales per year are permitted. Contact a Board member if you would like to organize a community yard sale.

No littering is permitted, including the disposal of cigarette butts on the grounds. Toys must be stored in the home or garage and not left outdoors.

One “For Sale” or “For Lease” sign is permitted as close as possible to the front of a residence. Owners whose townhomes back up to Spring Forest and Sandy Forks Roads will be permitted to place a second sign on their deck.

One political sign per townhome is permitted. Political signs may be displayed no further in advance than thirty days prior to an election and must be removed within forty-eight hours of the election.

Satellite dishes are permitted in accordance with Federal law.

- The preferred location for a satellite dish is the rear of the property, preferably on the deck or rear roof line of the townhome.
- All wiring must be concealed.
- Any resident who is unable to receive an acceptable quality signal in the preferred location may apply for a variance to the Board of Directors. Such a variance will be granted only to the extent necessary to allow reception or transmission of an acceptable quality signal, and to avoid unreasonable delays or increases in the cost of installation, maintenance or use of the dish.

No statuary of any type is allowed in the front or viewable side of any unit. Please place these and similar items on the back deck or patio.

Townhome residents with small porches (no side entrance) may display no more than two planters.

Townhomes with a side entrance (larger porch) may display no more than 4 planters (two of which are allowed to be being hanging planters).

No plastic planters are allowed unless used in hanging plants.

A wreath is permitted on the front door. No other items may be mounted or displayed to the exterior of the building other than a single American or North Carolina State flag.

Full view glass storm doors are allowed. Screens are not allowed except on back or patio doors.

Window screens are not permitted in the front of the townhome.