

CAMBRIDGE OAKS COMMUNITY **RULES & REGULATIONS**

The following Rules and Regulations were adopted by the Board of Directors in January 2023, and are effective immediately, unless otherwise specified. They are intended to provide guidance to all homeowners so that we may live in harmony.

When becoming a homeowner in the Cambridge Oaks community, we are automatically governed by the Covenants, By-laws and Guidelines established for the Association. Because our homes are not single-family dwellings, the actions of one Homeowner can affect the entire community. Consequently, the Board created these Guidelines to help maintain continuity throughout the community and to protect our property values.

In order to preserve the integrity of every homeowner's investment, it may be necessary for the Board to take action to enforce the Rules of the Association through a Due Process Hearing. The Board has the authority to levy fines in the case of those who disregard rules and may impose fines of up to \$100 per day as long as the violation continues. Homeowners are responsible for the actions of their dependents, guests and tenants.

Please Note: The following are not permitted on the property:

Auto Repairs
Clothes Lines
Compost Heaps
Hazards (see Pg.2)
Open Flames/Open Burning (see Pg. 3)

ARCHITECTURAL CONTROL

See the Architectural/Grounds Request Form.

EXTERNAL STORAGE

Items stored on the exterior of any unit must be done in a manner that is neat and not visible from the street. All storage containers must be approved by the Board prior to installation and must be made of an appropriate all-weather material. Requests should be made by completing the Architectural/Grounds Request Form revised in January 2023.

EXTERNAL STORAGE (CONT)

Appliances and/or indoor (upholstered furniture) may not be stored anywhere on the exterior of any unit.

The Board has approved the use of *certified*, covered rain barrels in either black or dark green and these do not require additional approval. These should be placed on the side or back of the unit so as not to be visible from the street.

FLAGS

No large flags may be displayed in front of the Homeowner's unit, with the exception of the US Flag. However, one small, decorative flag may be displayed in an appropriate location.

FIREWOOD

To prevent mildew or possible termite/roach infestation, all firewood must be stored neatly, no closer than 18 inches to any physical portion of the unit, including porches, decks, patios, sunrooms, or any structural additions.

GARBAGE COLLECTION

Per the City of Raleigh Collection Ordinance: No containers (whether garbage, recycling, or yard waste) should be placed on the street before 12:00 PM on the day prior to pick up and should be returned to their storage location no later than 7:00 PM the day following collection day. (This excludes any special pickup arrangements homeowners have made with the City.)

All trash, recycling and yard waste bins should be stored neatly on the side or back of the unit, and as much as possible, outside the neighbor's line of vision. They are not to be stored in the front of units.

The City of Raleigh provides a backyard pickup service to qualified disabled or elderly residents (over 65) if no one in the home is physically able to place the container curbside. You may call the City of Raleigh to arrange such services.

GROUND

See Architectural/Grounds Request Form.

HAZARDS

The discharge of explosives, weapons (including but not limited to firearms, BB guns, bows and arrows, fireworks, paint ball guns, etc.) or other noise making devices are not permitted on any portion of the Cambridge Oaks property.

Hazardous or flammable materials should be stored properly. Hazardous Materials, as defined by the City of Raleigh, include items such as: oven cleaner, chlorine, lye, pesticides, herbicides, anti-freeze, paint, gasoline, motor oil and turpentine. Hazardous Materials should not be emptied into the City water/sewer system or dumped on the grounds. Such items should be taken to the Hazardous Waste Site at the North Wake Sanitary Landfill off Durant Road. Contact the City of Raleigh or consult their website for hours/days of collection.

NO OPEN FLAMES OR OPEN BURNING

Because of the extremely densely wooded nature of Cambridge Oaks and surrounding communities, **NO OPEN FLAMES WHATSOEVER** are allowed on the property under any circumstances. This includes, but is not limited to, charcoal grills, fire pits, turkey fryers, green eggs or any other appliance utilizing an open flame which currently exists or may exist in the future.

The only exception is the use of propane grills. Grills must be located at a safe distance from any unit, and may not be located under any overhang, on a deck or directly in the pine straw or grass. They must be placed on a fire-retardant base such as concrete pavers.

NO OPEN BURNING

It is illegal to burn trash or debris/leaves in the City of Raleigh. For further information, consult raleighnc.gov.

LAWN ACCESSORIES ON THE FRONT & SIDE OF HOME

To ensure that lawn maintenance work is not impeded, all lawn and landscape decorations, including, but not limited to, birdbaths, birdhouses, garden statuary, sidewalk lighting and trellises require the prior written approval of the Board. Such requests may be made by using the Architectural/Grounds Request Form. This does not include potted or hanging plants.

Front porch furniture must be wrought iron, wood, or wicker. If painted, it should complement the approved colors of each unit. **Plastic or webbed furniture is not permitted.**

For purposes of containing soil, pine straw or mulch, black plastic gardener's edging may be installed, but should not extend above the ground level of the bed more than 1".

All lawn chairs, bicycles, children's toys/game, basketball goals and volleyball nets must be removed from the property and properly stored no later than the end of each day.

Landscape lighting is not permitted in the fronts of units. If a Homeowner wishes to add lighting in front of their unit for additional security, the Board suggests installing an adjustable, motion-sensor floodlight attached to the unit.

LEASED TOWNHOMES

Units may be leased in accordance with the Ordinances of the City of Raleigh for residential zoned R-6. This zoning restricts use of residences to single-family occupancy. Renting of individual rooms or a portion of a residence as a utility apartment is not permitted, nor are more than four (4) unrelated individuals permitted to reside in a unit. No Airbnb's, Vrbo, etc. are permitted in the Cambridge Oaks Community.

PAINTING

The Association is responsible for the exterior painting of the siding, trim, shutters, doors, windows, front porch railings and storage doors, as well as the staining of original decks.

All trim (including windows, soffits, and vents) will be painted the Association standard white.

The painting or staining of modified decks and screened-in porches is the responsibility of the Homeowner and must be done during the appointed paint cycle using approved paint and/or stain colors. Homeowners may use the vendor currently doing the painting or any other Towne Properties approved vendor.

Homeowners wishing to stain their deck or porch or wishing to change the paint color of any portion of their unit outside of their court's regular paint cycle may do so at their own cost, using Board approved colors. An Architectural/Grounds Request form must be submitted, and no work may begin before Board approval is received.

All interior painting is the Homeowner's responsibility.

PETS

In accordance with The City of Raleigh Animal Control Ordinance (Part 12, Chapter 3 of the City Code) ALL pets (including, but not limited to, cats and dogs) are required to be kept on a leash when outside.

The Association has designated the natural areas adjacent to the mailboxes and the big center island above Finsbury and Esher Courts for pet elimination and has provided pet stations for this purpose. As a courtesy to our neighbors, it is required that all pet waste be picked up and removed from the grounds. The pet stations provide a receptacle for this. Please note that fines will be imposed for homeowners who do not comply.

PROPANE TANKS

The addition of propane tanks for gas logs requires the prior written approval of the Board. Tanks must be enclosed with treated lumber fencing or plastic fencing. Tanks should not be visible from the front of the unit.

RENTERS

All renters will receive a copy of the Rules and Regulations of the Association and must be properly informed of these responsibilities by the Unit Owner or by their rental management company. Any damage done by a tenant (either exterior or interior) shall be the sole responsibility of the Unit Owner. All requests for exterior repairs should be directed to Towne Properties through the rental management company. Renters should contact the Unit Owner or rental management company with any issues.

SATELLITE DISHES

Satellite dishes over 39" are not permitted. Any installation of a dish requires prior written approval of the Architectural Committee.

PLEASE NOTE: Any installation of a satellite dish on the roof of a Homeowner's unit will **VOID** the HOA roof warranty, and any future damage to the roof, whether as a result of the installation of the satellite dish, or from any other cause, will be the sole responsibility of the Homeowner and **NOT** the Association.

****Satellite dishes must be removed and disposed of when the unit is sold or service is discontinued****

SIGNS

Real Estate/For Sale or Rent: One professionally made sign, not to exceed 24 inches x 36 inches, may be placed in a natural area in front of the Homeowner's unit. Placement should not interfere with any grounds maintenance.

Open House Signs: Signs for "Open Houses" relating to the sale of a unit may be placed at the entrance to the Community and in the natural area in front of the unit being sold from noon on Friday to sundown on Sunday.

Grounds must be restored to their original condition after removal of any sign.

SPEED LIMIT (IMPORTANT)

The speed limit on any street within Cambridge Oaks shall not exceed **17 miles per hour**. Compliance with the 17-mph speed limit is of high importance to ensure safety for all homeowners.

STORM DOORS

Installation of storm doors requires the prior written approval of the Architectural Committee. The doors are to be solid glass or single panel screened doors and should be painted white or black to match the trim. They may also be painted to match the front door of the unit. Maintenance of all doors shall be the responsibility of the Homeowner.

VEHICLES/PARKING/PODS

Each unit is allocated two (2) reserved parking spaces for vehicles as close as possible to the front of the unit. All residents are required to park their vehicles in their designated spaces. For brief periods, overflow parking (visitors) is permitted around the court islands, or in visitor parking spaces where designated. Homeowners are encouraged to advise neighbors in advance of any anticipated overflow parking.

All vehicles on the Cambridge Oaks property must be properly licensed and have current inspection stickers for the state of registry.

No vehicles other than passenger vehicles may be continuously parked at any time on the Cambridge Oaks property. Recreational vehicles, boats, trailers, campers, motor homes, cookers, large trucks, panel trucks and commercial vehicles larger than 1 ½ tons may not be parked on the property at any time. This does not apply to moving vans or service vehicles.

Licensed motorcycles, mini-bikes, ATVs, etc. must be parked in Homeowner's spaces. However, they may not be parked on the grounds, or on decks or patios. They may not be ridden on the common grounds at any time.

WILDLIFE

Birdfeeders may not be hung in the fronts of units but may be placed in the backs or sides of the Homeowner's property. No bird feed of any kind may be spread on the ground.

No feeding of any other wildlife (deer, geese, raccoons, squirrels, etc.) is permitted on the Cambridge Oaks property.

WINDOWS

All new windows require prior Board approval using the Architectural/Grounds Request Form.

Blankets, sheets, towels, and other types of makeshift window coverings are considered to be temporary. They must be removed and replaced with drapes, curtains, blinds or shutters immediately following completion of remodeling and/or construction projects.

Muntins must be in place in all windows at all times and must be white in color to match the exterior window frame.

If screens become detached from the windows, they must be reattached or stored properly.

Yard Sales

Yard sales or moving sales are strictly prohibited and will result in an immediate fine of \$100 per day.