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Signage

Signs cannot be placed in City Right-of Way, and instead must be between sidewalk and the home.

Monthly Assessment Amounts

\$120 Common (paid by all lots)

\$110 Townhome

Housing Types

644 Townhomes

470 Detached homes (also known as SFH)

1,114 Total Homes

Rentals and Leasing

Rentals are allowed only with a permit, there is a 20% cap. (More information at <https://5401north.neetokb.com/p/a-0e5ac320>)

Disclosure Information

The following information is provided as a convenience to home owners in completing disclosures. Anyone using this information should independently verify the information as needed.

- E5: Many properties in the community adjoin private alleys.

- E6: Platted alleys are maintained by the homeowners association as specified in the covenants.
- G3: Lots within the community are covered by City of Raleigh code covenants in addition to the homeowner's association covenants. Certain lots within the community are covered by stormwater maintenance covenants which assign maintenance responsibility to either the homeowner's association, 5401 North Commercial Owners Association Inc., or Wake County Board of Education.
- H1a:
 - name: 5401 North Residential Owners Association, Inc.
 - \$: see above (either \$120 or \$230 for 2026)
 - per: month
 - Association Manager: Elite Management Professionals; 4112 Blue Ridge Road, Suite 100, Raleigh, NC 27612; (919) 964-5401; 5401north.net
- H1b: N/A (there is only one association)
- H1c: None anticipated (as of 6/2026)
- H2: \$177 transfer fee (\$200 to RUSH), processed through homewise.com
- H4: No

What does the HOA cover?

Landscaping

Lot Landscaping on all lots, with exception for enclosed (fenced) yards.

Townhomes

TH Exterior Maintenance: <https://emp.cincwebaxis.com/account/d/72382>

TH Insurance for exterior & casualty: <https://emp.cincwebaxis.com/account/d/71040>

Amenities

1. 2 Playgrounds
2. Outdoor fitness park

3. Dog park (Large and Small)
4. Indoor fitness center (ALL new equipment as of mid-May)
5. Pool
6. Pocket parks
7. Mail kiosks
8. Clubhouse w/ping pong table (available for rent by homeowners)
9. Community garden
10. 3 connections to Neuse River Trail greenway
11. Pollinator areas and rain gardens

Additional Information

Are roads public or private? If private, who maintains? The streets are maintained by the City of Raleigh, alleyways are maintained by HOA.

Copy of Bylaws: Link: <https://emp.cincwebaxis.com/account/d/16397>

Copy of Covenants: Link: <https://emp.cincwebaxis.com/account/d/23698>

General Information 5401 North: <https://kb.5401north.net/>

Potential buyers can check out the Association's Community Facebook page to see the activities in the neighborhood: <https://www.facebook.com/5401NorthROA>

Can't find what you're looking for?

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