

150 ST. MARY'S HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

All rules listed apply to owners, renters and their guests. Violation of the rules could result in a \$100.00 fine per owner, per occurrence.

1. **NOISE:** The 150 St. Mary's Homeowners Association townhomes are located within the Raleigh City District and as such will conform to the Raleigh City Ordinance pertaining to noise. **Quiet hours are observed from 11:00 p.m. to 7:00 a.m. daily and 12:00 midnight Saturday to 12:00 noon Sundays.** Excessive noise at any time should be settled between neighbors, if possible, otherwise call the Raleigh Police Department. All noise complaints need to be filed in writing with the management company at York Properties, Inc., 2108 Clark Ave., Raleigh, NC 27605, fax to (919) 828-9240 or email ReneeShingleton@YorkProperties.com.
2. **ANIMALS:** The 150 St. Mary's Homeowners Association is located within the City of Raleigh District and as such will conform to the Raleigh Ordinance pertaining to pets. No domesticated animals are allowed to roam free. They are not to be chained outside. Owners should be prepared to use a pooper scooper to conform to the City Ordinance. Any loose or stray animals can be reported to the City of Raleigh Animal Control at (919) 996-1449. If you see the "Pooper Scooper" Rule being broken, file a complaint in writing to include the person's name, address, date and time of rule violation with the management company (same as above).
3. **INSURANCE:** Nothing shall be done or kept in any townhome or on a Lot or the common area, which will increase the rate of insurance for the Common Area or result in the cancellation of any such insurance, or which will be in violation of any law, ordinance, or regulation of any governmental unit or the Association.
4. **PARKING:** Yellow Parking tags are the official tags, and should be displayed between the hours of 8:00 p.m. and 8:00 a.m. to avoid being towed. Unlicensed vehicles, vehicles with expired license, and vehicles considered not "road worthy" (e.g., inoperable, with flat tires, excessive oil leaks), are not allowed in the parking lots.
5. **TRASH DISPOSAL:** All trash shall be disposed of in the dumpster located on the property. Any item which will not fit into the dumpster is to be taken to the landfill by resident. No items are to be placed outside of the dumpster. The dumpster is for residents only and only for normal household trash. Abuse of the dumpster area is subject to a fine of \$100.00 per occurrence. Recyclables are to be placed in the correct recycling container. Other close by locations for appropriately disposing of recyclable items are the following locations: a) Solid Waste Services located at 400 W. Peace St., open only from 7:00 a.m. to 4:00 p.m. or b) Jaycee Park on Wade Avenue.

6. **ENTRIES/PORCHES:** Porches are a prominent part of the structure of the townhome and therefore need to be aesthetically appealing. They should not be used for storage purposes. No garbage cans/trash bags, mops/brooms or bikes are allowed at front doors. All newspapers, telephone books and other items should be removed.

7. **SIGNS:** There shall be no signs posted except a real estate "For Sale" or "For Rent" sign no larger than two square feet that may be placed on a Lot.

8. **ABSENTEE HOMEOWNERS:** Owners who rent their units should be aware that they are responsible for the actions of their tenants. Owners need to ensure their tenants understand the rules and regulations of the Association. Fines for non-compliance of the Association's Rules and Regulations will be the owner's responsibility.

9. **CONSTRUCTION:** No construction materials, equipment, machinery or any other thing used for construction purposes shall be stored on a Lot, except as may relate to construction on the Lot.

10. **LEASED UNITS:** Any lease or rental agreements involving the units shall be in writing and shall be subject to the requirements of the Association documents and Association rules and regulations governing same. A copy of any lease agreement between a 150 St. Mary's owner and a renter must be provided to the 150 St. Mary's HOA management company. No lease may be executed for shorter than six months. Each owner should have a copy of the covenants which describe, in detail, the conditions and restrictions of the Association and it is suggested that the owner review these restrictions with the renter and leave the copy in the house that is being rented for the convenience of the renter.

11. **DECORATIVE FLAGS/STATUTES:** Effective October 15, 2012, decorative flags are not permitted on the exteriors of the townhomes. Only statutes 3 feet or under may be displayed on the front stoop or beside the footpath to the individual units. No other items are allowed.

As of March 1, 2009, all owners of residential rental properties within the City of Raleigh are required to register their rental properties under Article H: of the City of Raleigh Code and pay the registration fee. All rental properties must be renewed each year thereafter during the same period. Owners are expected to comply with all city ordinances. More information is available from the City of Raleigh's Housing/Environmental Division Office at (919) 807-5110 or on the City's website at <http://www.raleigh-nc.org>.