

Pearl Ridge HOA Rules and Regulations

Pearl Ridge is a community that has a Homeowners' Association (HOA) Board of Directors and an Architectural Review Committee (ARC). The ARC serves under the direction of the HOA Board of Directors; and its responsibility is to enforce the Architectural / Maintenance Guidelines and all Covenants, as explained in the Legal Documents.

When you close on your home your real estate agent, or closing attorney, must provide a copy of the Declaration, Bylaws and Articles of Incorporation. If you decide to rent your home, it is the owner's responsibility to ensure the renter receives a copy of all documents, as owner you will be held accountable for the actions, or lack of, of any renters.

This document applies to owners with a permit to occupy their home. The developer and builders, commercial lots and recreational areas are not obligated to the guidelines in this document. The purpose of these guidelines is to maintain a specific appearance and sense of well being in your community; allowing each homeowner to make minor alterations to his home in order to adapt your home to the needs of your family and your landscaping ideas. While each home will have its own personality, the control will ensure that property values in the Community will not be affected by any "non-traditional" actions or improvements.

This document sets guidelines. The ARC and the HOA Board of Directors may determine that the guidelines should not apply in a particular situation. . In all cases the ARC and HOA Board can supplement or override existing guidelines to ensure that a homeowner's proposed alterations are in tasteful harmony with their surroundings. The HOA Board of Directors may amend these guidelines at any time. If a homeowner had alterations approved by the ARC prior to the implementation of these Architectural Guidelines (& the existing guidelines required an application and approval), they remain approved. If alterations were made without ARC approval, and are required in these Architectural Guidelines, you must submit an application for approval.

Architectural Review Committee

If the regulations below state you must receive ARC approval, you are required to submit the attached Architectural Request Form before altering the exterior of your home or landscape. This form asks for detailed information about the project, diagrams, drawings, photos, rooflines, dimensions, colors, plat plans, types of plantings, and signatures of your neighbors.

The approval of your request does not ensure that your project meets any City, County or State codes, rules, or guidelines. Please contact these agencies to learn what is required, and to obtain all necessary permits.

Please be a good neighbor (& for your own safety), and call an underground line locating service to map out all utility lines, if you are going to dig in your yard. There's no charge for the service, and the call is toll-free: N.C. One Call Center, 1-800-632-4949 (they require up to 48 hours for the service).

After receipt of your request, the ARC will review and respond to you, in writing, with an approval or disapproval within 30 days of receipt of the complete request. Any request for which there is no response is approved as requested.

If you disagree with any comments or requests made of the ARC you may contact your HOA Board and ask for an opportunity to present written appeal of your concerns with them at the next regularly scheduled meeting. At this time they will hear and take into consideration your point of view. They will not be required to make a decision without reviewing the legal documents and

discussing the matter with the ARC. You will be informed of the appeal decision as quickly as possible.

Whatever you do, or do not do, within your property lines has an affect on your property values as well as the other homeowners in your neighborhood. Your Board hopes that you will participate in this community in a manner that will maintain Pearl Ridge HOA property values, add style and beauty, and enhance the comfort level of the community as a whole. Thank you.

Rules and Regulations

The Rules of this community were put in place to ensure that each resident would be able to live in this community and feel welcome, safe, and secure. In addition to the rules covered in the Covenants, your Board has approved additional rules. These rules and regulations do not change or override the Declaration and Bylaws, and may be subject to future change.

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Animals and Pets

Animals, livestock, or poultry of any kind shall not be raised, bred, or kept in any lot.

Dogs and cats may not live outside. When not in the home, dogs, cats or other household pets must be on a leash, be carried or otherwise restrained.

Pet-owners are responsible for the removal of all of their animal's waste on all private and common areas.

Basketball Goals, Single Family Neighborhoods

Permanent, in ground, hoops require ARC approval before installation. Hoops attached to the home are not allowed. Portable basketball goals are allowed but must be placed next to driveway in such a manner that use of goal is contained to driveway. Portable basketball goals may not be placed in yard next to street in such a manner that to use goal one must be in the street.

Portable and permanent basketball equipment must be in good working order and maintained at all times. Broken, rusted, or non-used equipment must be removed.

Clotheslines

No outdoor clothesline of any type is allowed in the Community.

Common Area Use

Homeowners are prohibited from altering common areas or easements. This includes adding or altering natural landscaping, storing personal property, and placing debris.

Homeowner(s) are responsible for any expenses resulting from actions by the HOA or its agents, to rectify common area violations.

Construction Materials

Lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall not be stored on any lot, in an exposed location, except for the purpose of construction on such lot and shall not be stored on lot beyond the time it is needed for the construction.

Doghouses, Kennels and Runs

Requires ARC approval. Doghouses/kennels must be located in the rear yard area, at least 15 feet from the property lines, and cannot exceed 60 square feet in area and six (6) feet in height. They must be removed when the property is sold and/or when the animal is no longer housed on the premises. Chain link dog pens are not permitted.

External Additions/Changes

All external changes to homes and property must have approval from the ARC before work begins. This includes, but is not limited to, changes to doors, windows, landscaping. When in doubt, submit a request form.

The applicant must ensure that all contractors, etc. control the conduct of their employees while working on your home. Loud music, profanity, and other unbecoming behavior will not be tolerated. Monday-Saturday work must not begin before 7:00 AM and cleanup will be done before 8:00 PM. Sunday work hours are between 8:00 AM and 8:00 PM. Work sites must be maintained in a clean and orderly manner at all times.

Fences

Fences require ARC approval before installation. Fence applications must include:

1. The fence style, materials, height, color of proposed fence and of the house
2. Site plan showing the relationship of the fence to adjacent houses and open spaces and to property lines, including dimensions
3. Information that may be helpful in the review of the application, i.e., house materials or landscaping, may be added

Chain-link, barbed wire, electric and basket-weave fences are prohibited.

Check your recorded plat plan before erecting fences to identify easements, buffers or other restrictions on your lot. Fences constructed over an easement, buffer or other restriction are done at the owner's risk and must be removed upon request by the easement/buffer owner.

Flagpoles

Freestanding flagpoles are not permitted. Flag poles attached to the home are allowed.

Gazebos and Arbors

Requires ARC approval before installation. The wall height may not exceed eight (8) feet. May be stained clear, or match the coloration of the home. If constructed as part of a deck, the construction and finish should match the deck. Gazebos must be located to the rear of the dwelling.

Landscaping, Gardens, Trees

ARC approval is required to remove or add trees with a trunk diameter of more than six (6) inches measured two (2) feet above ground level.

Applications are not required for installation of foundation plantings, trees not addressed in the last paragraph, nor for plantings (including vegetable gardens) sited behind the rear line of the house.

ARC approval is required for all additional landscaping and gardens to the front and side yards.

Landscaping cannot be placed on a grade that will cause water run-off damage to property below it.

Lighting (Exterior)

Requires ARC approval before installation of new exterior lighting. Replacement of an existing light fixture does not require ARC approval. Exterior lighting may not shine on adjacent properties or public spaces.

Holiday lighting may be operative for a period not to exceed six weeks. After the period of use, all temporary lighting and decorations must be removed.

Mailboxes

Each homeowner shall maintain mailboxes. Mailboxes must be black standard boxes. Mailbox posts must be painted white. Mailboxes be properly maintained in functionality and appearance.

Maintenance

Home sites must be kept clean, mowed, weeded, mulched and free of debris.

Trees, shrubs, and plantings may not overhang or encroach upon any street from ground level to a height of twelve feet; nor shall they overhang sidewalks or pedestrian ways from ground level to a height of eight feet.

Noise and offensive activities

Residents must respect the rights of their neighbors to peace and quiet. Noise from your property should never be so loud as to disturb neighbors. Per Raleigh ordinance, the maximum decibels is 45 during nighttime and 55 during daytime. Nighttime is defined as 11:00 P.M. – 7:00 A.M.

While these are the City's rules, Pearl Ridge prefers that night restrictions begin to be honored at 10:01 P.M. to permit those who must get up early to go to work to obtain an adequate night's sleep. Residents are encouraged to politely request offenders to reduce the noise. When this is not done, residents should phone the police (911), giving their name and address, as well as the address from which the offending noise is coming. After the police have received complaints on 3 separate occasions, the Homeowners' Association may initiate legal action against the homeowner.

Parking

Single family neighborhoods: On-street parking is limited to guests of residents. Personal vehicles should be parked in the garage or driveway.

Abandoned vehicles, disabled vehicles, stored vehicles are strictly prohibited from being parked, stored, or allowed to remain on the streets of the subdivision, or on any lot in a manner so as to be visible to adjacent properties or roads.

Painting Your Home/New Siding

Altering the color of any external surface requires ARC approval (includes siding, shutters, front door, porch, deck, gazebo, play equipment, out-building). Paint chips of current and proposed

colors to be used must be listed on the application form, as approval will be based on judgment as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and surrounding neighborhood. Painting projects not requiring change of color do not require ARC approval.

Patios

Requires ARC approval before installation or removal. Screening or plantings should be considered where it is necessary to preserve privacy.

Retaining Walls

Requires ARC approval before installation.

Rubbish, Trash and Garbage

All rubbish, garbage and trash shall be regularly removed and shall not be allowed to accumulate. Do not put furniture, metal, construction debris, trash, etc. at the curb or community property; call you local waste department to arrange for removal.

Satellite Dish

Requires ARC approval for site placement before installation. When selecting the size and location of a satellite dish, views from adjacent properties must be considered and visual screening may be required. It is important to properly integrate the dish into the design of the house to properly conceal it. Whenever possible, a satellite dish should not be placed on the front side (street side) of the roof. If placed on the ground, it should have landscaping or screening if possible without interfering with reception.

Signage

Signs, except one "for sale" or "for rent" sign, shall not be displayed to the public from any home without the prior written consent of the Board. This includes religious signs. One sign announcing garage sales may be placed at your home for no more than 24 hours.

Sheds /Greenhouses/Out-Buildings

No new sheds, greenhouses, or out-buildings will be allowed to be constructed without ARC approval.

Any such existing buildings must be maintained, doors will remain closed when not in use, located in the back yard and screened from view with large shrubs. Any building in disrepair must be removed from the property. Please check your plat plan for any easements on your property; building cannot be located over easements.

Vehicles

Only very minor motor vehicle maintenance is permitted on your lot within the community. Repairs may not be made on common area or on any street

No tractors, vehicles having in excess of six wheels, vehicles primarily used for commercial purposes, trailers over three-quarter tons in weight, and containers primarily used for commercial purposes, shall be stored, allowed to remain, or continuously parked in the subdivision.

No boat, mobile home, camper, recreational vehicles (RV) or trailer shall be parked at any home nor shall any of the same be utilized as a residence on any portion of the lot at any time either temporarily or permanently without the consent of the ARC. Without approval the above vehicles will be subject to removal upon written notification from the Association, at the owner's expense.

Window Air Conditioning Units

Window air conditioning units are prohibited.