
SILVER LAKE BLUFFS

c/o Omega Association Management, Inc.
160 NE Maynard Road, Suite 210, Cary, NC 27513

RULES AND REGULATIONS

1) **Homeowners/Tenants**

Any homeowner who maintains their residence as a rental property is responsible for providing a copy of these Rules and Regulations to any tenant(s) occupying their property. All tenants are expected to comply with these Rules and Regulations. The homeowner is responsible for ensuring that their tenants comply with these Rules and Regulations and will be charged with any fines as a result of any violations by the tenants. All rentals are required to register with the city of Raleigh. Please reference Article XI Section 14 of the Declaration of Covenants & Restrictions.

2) **Enforcement of Rules and Regulations**

To preserve the integrity of every homeowner's investment, it may become necessary for the Board or its Committees to enforce the Association Covenants. The Board is empowered to suspend voting rights of homeowners who disregard Rules and Regulations after a written request for compliance has been made and the homeowner has not complied within 7 days. Fines may be imposed up to \$100.00 per infraction. In addition, all homeowners are subject to all City, County and State Laws and Regulations. For other rules, see the By-Laws.

3) **Lawn Accessories/Common Areas**

No items such as bird baths, lawn decorations, or Christmas decorations may be placed on the common grounds without written permission from the Architectural Control Committee.

4) **Gardens**

Vegetable Gardens **MAY NOT** be planted on the common grounds.

5) **Exterior Plants and Ivy**

Ivy and other vines on the exterior surface of the unit are very difficult to control, can damage exterior wall surfaces, and increase the cost of maintenance. Homeowners who desire to have such plants must keep them in pots and away from all building surfaces – walls, windows, frames. If the owner fails to keep them away from the buildings, the vines will be removed by the Association, and the homeowner will be charged for the work.

6) **Patio and Deck Areas**

All patio and deck areas should be kept up in a way that is not unsightly to neighbors.

7) **Clotheslines**

Clotheslines present an unsightly view to neighboring homes and are therefore, not permitted within the Silver Lake Bluffs community. Folding clothes racks are permitted provided they are below a fence line and out of view.

8) **Front Porches**

The front porches are to be kept clear. Only Porch Furniture and Planters that are reasonable in size and do not impede access/egress are permitted. Holiday decorations can be displayed but must be removed after said holiday. No permanent or temporary Dog gates, or roll up blinds are permitted. No Grills are to be used or stored on front porches. Grills are only to be used/stored in the rear patio area.

9) **Exterior Front Porch Blinds**

Not permitted.

10) **Storm Doors/Front and Back Doors**

Storm doors should be full glass and the color should match or compliment the trim on the house (light/light or dark/dark). Front and back doors must be replaced by the same color and style as the previous door.

11) **Curtains/Window Coverings/Drapes**

Blankets, sheets, towels and other types of make-shift window coverings are permitted only temporarily. The Board recommends they be moved within three weeks after the resident has taken charge of the unit and replaced with drapes, curtains, blinds or shutters in neutral colors. Any window covering must be kept in good condition and in a neat appearance as observed from the exterior of the home.

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12) Signs

No signs or advertisements of any type are permitted in the Silver Lake community except "For Sale" signs. Such signs must be placed either in the mulched area in front of the unit or at a front window.

13) Trash Disposal

Yard waste, trash and recycling are collected by the Town of Raleigh. Trash and recycling are collected on Thursday. No items may be placed by the curb for collection any earlier than the evening before pick up. Items placed in recycling bins should be secured so as not to litter the neighborhood on windy days. Trash cans and recycle bins must be removed from the curb no later than 1 day after pick up. All trash cans must be stored so they are not visible from the street or adjacent buildings.

14) Pets

Dogs, cats and all other domestic pets are allowed, provided they do not disturb any residents. The Town of Raleigh leash law shall be adhered to: Pets shall not run loose nor may they be chained in common areas. Pet Waste disposal bags are supplied in receptacles located within the community. Each pet owner is responsible for the disposal of pet feces. Please take the feces to a garbage can, DO NOT throw them into the grass, mulched areas or down storm drains. Pets should be walked in wooded/natural areas away from the buildings and shrubs and not on your neighbor's lawn or between the townhouse buildings.

15) Children

Reasonable supervision of children by a responsible adult should be exercised at all times.

16) Parking

All streets within the Subdivision are private streets. Parking of vehicles on private streets within the Subdivision is prohibited, and any Owner shall be subject to fine by the Association if such Owner, or a member of his family, or other occupant of the Owner's Unit, or any guest or invitee of any of the foregoing, violates such prohibition.

Furthermore, the Association shall be entitled to have any vehicle parked in violation of this provision towed at the expense of the owner of the vehicle.

The Association shall provide and maintain at least the minimum number of parking spaces required by the City of Raleigh for the Subdivision. The Board of Directors of the Association shall have the right and authority (but shall not be obligated) to assign parking spaces to Owners on an equal, non-discriminatory basis. The Owner of each Lot shall provide the Association with the make, model, color and license plate number of each vehicle owned or normally driven by the Owner and his family, any person regularly residing with the Owner, and/or any lessee or other occupant of the Lot of such Owner.

No Owner or a member of his family, lessee or subleasee or guest of an Owner shall: (i) park on any Lot any abandoned, partly dismantled or inoperative vehicle or vehicle not having current registration and inspection stickers displayed; or (ii) park on any Lot any boat or boat trailer, utility or other trailer, recreational vehicle, motor home, camper, bus, truck in excess of one ton weight, commercial vehicle, truck or van, or anything else other than a vehicle normally intended for use as a private passenger vehicle.

The Board of Directors shall have the right and authority to make, implement and enforce such additional parking rules and regulations as it might determine from time to time necessary or appropriate, and shall have the right and authority to enforce same, including, but not limited to, the right to levy fines for violations thereof. Furthermore, the Association shall have the right and authority to have towed any vehicle parked or maintained in violation of these or subsequently-adopted parking rules and regulations, and the cost of towing and storage shall be

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the responsibility of the Owner of the Lot to which such vehicle is registered or the Owner of the vehicle, as appropriate.

Notwithstanding the foregoing, no vehicle of any type or size which transports inflammatory or explosive cargo or which stores or transports materials or substances defined as hazardous or toxic by any applicable legal requirements shall be kept or stored or allowed to remain in or on the Properties at any time, except as may be required to effectuate transportation or removal of such prohibited materials and substances through or from the Properties, or, with respect to explosive materials, as may be reasonably required in connection with the construction or installation of streets and utilities in the Properties, or as may be allowed by Declarant, during the Declarant Control Period, and thereafter, the Board, when reasonably required for the construction of other improvements within the Properties.

- a. There are no assigned or designated parking spaces in Silver Lake Bluffs.
- b. Parking in such a manner that takes up all or part of more than one parking area is not allowed.
- c. Parking on or driving over grassed areas is prohibited.
- d. All vehicles shall display current registration and license plates and shall be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, emission (loss of liquids such as fuel, oil, etc.), appearance (junk, non-operating).
- e. No vehicles, other than passenger vehicles, may be parked in parking lots. No vehicles described below shall be stored, allowed to remain, or be parked in the area unless approved by the Board of Directors.

- 1. Boats and trailers are not allowed
- 2. Recreational vehicles, i.e., campers, motor homes, etc.
- 3. Moving trailers, utility trailers and cookers.
- 4. Unlicensed abandoned or disabled vehicles.
- 5. Step vans and custom vans that are not primary transportation.
- 6. Dirt bike motorcycles.
- 7. Commercial vehicles: letters on vehicle, 3 axles or more, box truck, ladder racks, more than one ton.

**Violation of any of the above could result in towing by the Association at the homeowner's expense and/or a fine.*

17) Cycles

Homeowners and their guests may use bicycles and other non-motorized recreational vehicles within the Silver Lake community, provided they exercise due care and consideration for pedestrians and other motor vehicle traffic. Bicycles must be stored in rear patio areas. Bicycles may not be stored on front porches.

18) Portable Storage Units

PODs are allowed for the purpose of moving in or out of your townhome and may only be placed adjacent to your unit. Due to the limited parking areas, portable storage units must be removed within 4 days of their arrival.

19) Architectural Control

No window boxes attached to the sills or siding is allowed.

No building, fence, sign, wall or other structure is to be erected on the property. Nor shall any exterior addition to, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted to and approved by the Board of Directors prior to any work being done. No homeowner is allowed to remove, cut, or replace any plant, bush or tree that is maintained by the Association without the Boards prior approval. Please see Architectural Guidelines.

20) Yard Sales

Are permitted with approval

21) Noise

Intrusively loud noises should be avoided at all times. Any homeowner not following such rule of quiet period should be reported to the Raleigh Police Department and will be subject to appropriate action and fines.

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22) Damages

Any homeowner(s) damaging common property is responsible for repairs and subject to fines. Homeowners are responsible for any damage caused to common property by their renters or guests.

23) Hazards

The discharge of firearms, fireworks or any other noisemaking or explosive device is not permitted at any time, per the City of Raleigh ordinance.

24) Speed Limit

For safety reasons, the speed limit on any road within the Silver Lake community shall be 15 MPH.

25) Solicitors

The Board of Directors has posted “No Soliciting” signs in the community. Please do not encourage solicitors who ignore the signs and attempt to solicit on our property. You are encouraged to ask the solicitor to leave the property and to report unlicensed or uncooperative solicitors to the Raleigh Police Department.

26) Rules

The Board of Directors of Silver Lake Bluffs may, at any duly held meeting, make revisions to these Rules and Regulations.