
BUNGALOW PARK TOWNHOME OWNERS ASSOCIATION, INC.

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

RULES AND REGULATIONS

(Revised 4/2022)

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.

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 holiday decorations may be placed on the common grounds without written permission from the Architectural Control Committee. Please note all holiday decorations must be removed no later than 30 days after the holiday.

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) Fenced in Patio's and Deck Areas

All fenced in patio and deck areas should be kept up in a way that is not unsightly to neighbors. No object may project above the fence line with the exception of an umbrella, bird feeder, bird houses. Tree's and large plants inside of back fenced patio's must have board approval prior to installation of such plantings. No swings, hammocks, lounges, planters or any thing that will damage or weaken the structure of the fence (weather inside or outside the fence) as determined by the Architectural Committee. Any signs, plaques/numbers may be applied to the gate pending prior approval from the Committee.

7) Clotheslines

Clotheslines present an unsightly view to neighboring homes and are therefore, not permitted within the Bungalow Park community. Folding clothes racks are permitted provided they are below the fence line and out of view from the alley.

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 for any neighbors are allowed. Planters that are placed on the railings that damage said railings are to be repaired or replaced by the owner at his/her expense. No permanent attachments are allowed to be applied to the brick column faces. 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 inside the fence or on the rear patio. Bicycles and play toys cannot be stored on porches.

9) Exterior Front Porch Blinds

Exterior blinds require architectural approval from the Board of Directors prior to installation. They will be reviewed on a case-by-case basis.

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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. The homeowner may upgrade from a wooden door to a metal door, but style must remain the same. Homeowner must have **both** screens on upper or lower front windows or no screens at all.

11) Curtains/Window Coverings/Drapes/AC Units

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. Window screens are not required, but you must have all front facing screens in place, or not have any at all. Any window coverings must be kept in good condition and in a neat appearance as observed from the exterior of the home. A/C units installed in windows are not allowed.

12) Signs

No signs or advertisements of any type are permitted in the Bungalow Park community except "For Sale" or "For Rent" 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 Apex. Trash and recycling are collected on Mondays. Yard waste is collected on Tuesday. You must call the Town of Apex at 919-362-8676 to arrange pick up of large items that will not fit in the Town issued trash cans (such as furniture, mattresses, box springs, etc.). There is a small charge for this service that will be added to your utility bill. 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 at the rear of your unit except in the case of units with rear decks where they must be stored in the trash receptacle buildings supplied. All trash cans and recycling cans are required to have the homeowner's townhome address numbers on them. House numbers are required on the trash and recycling cans.

14) Pets

Dogs, cats and all other domestic pets are allowed, provided they do not disturb any residents. The Town of Apex 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 at the field, at the natural wooded area and on Scotts Ridge Trail. 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

- a. There are no assigned or designated parking spaces in Bungalow Park. Parking behind or in front of a unit is not guaranteed however, residents are asked to be considerate of their neighbors allowing them to park behind or in front of their unit. *Supplementary parking areas are available throughout the community for guest parking.*
- b. In cul-de-sac areas with curbs, only parallel parking is allowed.
- c. Parking in alleys must be perpendicular to the fence. Parallel parking is not allowed in alleys.
- d. Parking in such a manner that takes up all or part of more than one parking area is not allowed.
- e. Parking behind a perpendicular parked car in front or behind a unit is not allowed.
- f. Parking at a curb on the main streets should be limited only to the side where there is a sidewalk. Parking on both sides can cause limited or blocked egress.

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g. Parking on or driving over grassed areas is prohibited.

h. 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).

i. 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 to be parked on the street or in the alleys in Bungalow Park.

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 Bungalow Park community, provided they exercise due care and consideration for pedestrians and other motor vehicle traffic. Sidewalks are for pedestrians **ONLY!** Bicycles must be stored in rear patio areas. Bicycles may not be stored on 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.

20) Yard Sales

No yard sales are allowed in the Bungalow Park community. The Board of Directors may elect to sponsor a community-wide yard sale at its sole discretion. Otherwise, individual yard sales are not permitted.

21) Noise

Intrusively loud noises should be avoided at all times. Quiet period will exist from 11:00 PM until 8:00 AM without regard to day, holiday or event. Any homeowner not following such rule of quiet period should be reported to the Apex Police Department and will be subject to appropriate action and fines.

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 Town of Apex ordinance.

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24) Speed Limit

For safety reasons, the speed limit on any alley within the Bungalow Park 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 Apex Police Department.

26) Rules

The Board of Directors of Bungalow Park may, at any duly held meeting, make revisions to these Rules and Regulations.