

WATERFORD @ CARY PARK RULES AND REGULATIONS

1. Dogs must be on a leash when in the common area and residents must pick up and properly dispose of waste from their dogs, per Town of Cary ordinances.
2. The location of satellite dishes must be approved by the Board in advance, before installation. Satellite dishes must be installed in the individual unit, or exclusive limited common space (e.g., balcony or porch), and are not allowed in the common area of the community (e.g, on side of building or grounds surrounding the building).
3. Smoking is not allowed in building hallways or at building entrances/exits. Please show courtesy to your neighbors and prevent fires by properly disposing of cigarette butts and ashes and extinguishing smoking material.
4. No Unit Owner, tenant, or guest shall engage in any noxious or offensive activity within a Unit, Common Area, or Limited Common Area that produces odors detectable by another person in a different Unit, Limited Common Area, or upon the Common Area. This includes, but is not limited to, the smoking of tobacco, marijuana, or any other substances.
5. Unit Owners, tenants, and guests must comply with all applicable federal, state, and local laws regarding the use and possession of substances, including those related to smoking.
6. All trash must be bagged and disposed of in the trash compactor. **If the compactor is full, please do not leave your trash outside the compactor. The trash maintenance company will not pick it up.**
7. Cardboard boxes and large household and bulky items must be disposed of at a Town of Cary convenience center (not placed in our trash compactor or adjacent to our compactor.) Call 919- 469-4090 for the location of the nearest convenience center for your items.
8. Quiet hours are between 9 PM to 7 AM.
9. Propane tanks greater than 2.5 pounds are not allowed to be stored on balconies/porches, per the North Carolina fire code. No charcoal grills or turkey fryers are allowed on balconies/porches.
10. Unit owners are required to provide access to their unit and storage room annually for inspection and must provide immediate access to their unit in emergencies.
11. Motorcycles, motorized scooters, campers, trailers, or trucks larger than 2 tons are not allowed to be parked on the property.
12. All vehicles must be operable, have current tags, current inspection, insurance, a Waterford @ Cary Park parking decal, and be owned and operated by a Waterford @ Cary Park resident in order to park within the community on an ongoing basis. All residents should keep their automobile records current with the Elite office on an annual basis to avoid violations and mistaken towing. Violators will be towed at the owner's expense.
13. Repairing or washing vehicles is not allowed on the property.
14. All personal property must be stored in your unit or assigned storage area. No personal property is allowed in the common area, such as hallways, stairwells and stairwell landings or garage spaces, per the North Carolina fire code.
15. No signs, flags or posters may be posted outside of the unit.
16. Unit owners are required to provide tenants with copies of the community governing documents and rules and regulations

17. PODS and other storage units are allowed on the grounds for a period of five (5) days, but to preserve parking spaces for residents, they must be placed in the parking spaces across from the building. A fine will be assessed if PODS/storage units are placed in the parking spaces in front of a building or on the grounds.
18. No more than two (2) persons over the age of eighteen (18) unrelated by blood or marriage can reside in a unit for more than 30 days in one consecutive year.
19. Violation of any of the above rules may result in a fine of up to \$100 per occurrence.

If you have any questions, please contact your building representative or Elite Management at 919-233-7660 ext. 245 or 224. For after-hours emergencies, please contact 919-634-4545.

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