

The Groves at Morrisville

Rules and Regulations Adopted on September 27, 2010 Revised July 31st, 2019

Article VII, Section I (a) of the Bylaws states: The Board of Directors shall have the power to adopt and publish rules and regulations governing the use of common area facilities, individual homeowner property and the personal conduct of the members and their guests thereon and to establish fines or penalties for the infraction thereof.

Section A: Appearance, Personal Property and Respect

1. The front and back areas of your unit, including porches, decks, grassed and landscaped areas, concrete pads, and driveways, must be kept neat and free from debris. Garden hoses should be stored out of sight when possible or be neatly coiled. Items such as toys, bikes, ladders, pet items, newspapers, phone books, junk and trash create an eyesore and become a breeding ground for insects and vermin. When not in use, personal items must be neatly stored in garages, storage rooms, or behind your unit, and may not be placed against the siding.
2. No changes may be made to the exterior of your unit and the surrounding property without first submitting an architectural change request and having it approved by the Board of Directors or Architectural Committee. This includes planting flowers, bushes, vegetable gardens and trees or installing planter borders made of stone, brick, wood, metal or other material; installing light posts; erecting fences; enclosing patio or deck areas in any manner; painting; and any other changes that alter the exterior appearance of your unit and surrounding area. You are also responsible for the upkeep of your "mailbox garden" once it has been approved. Dead and overgrown plants must be removed and the border must be kept straight and in good repair. Please do not allow vines to grow on the mailbox post or the box itself. If the area becomes unsightly, you will be expected to remove all plants and border materials.
3. Residents are entitled to the quiet enjoyment of their home and surrounding community. No obnoxious or offensive activity shall be carried on upon the Properties, nor shall anything be done which may be or may become a nuisance of annoyance to the neighborhood.
4. All residents are expected to respect the property of others.

Section B: Streets and Common Areas

1. Owners are responsible for the actions of their family members, tenants, and guests, and any damage to common areas, trees, shrubs, mailboxes and other community property will be charged to the responsible Owner.
2. The community maintains several landscaped areas, as well as natural areas, and pedestrian and bike traffic is not permitted in those areas. The following are "off-limits": landscaped, planted, grassed areas, and/or mulched berms and common areas; the front entrance and planted areas along Morrisville-Carpenter road; the area surrounding the pump station and the pump station itself; and the preserve/wetlands area at the back of the community.
3. Please respect you neighbor's property. Do no enter another person's lot without permission.
4. Mopeds, scooters, mini-mopeds or other such motorized vehicles are permitted only upon the streets and must be operated by a licensed driver in accordance with applicable law.
5. Bicycles are not permitted on any grassed, landscaped, or mulched areas. Please be aware of bicycle safety laws, which include obeying stop signs, using hand signals to indicate turns, wearing a helmet, using a front lamp and rear reflector when riding after dark, and riding on the right side of the road in the same direction as automobile traffic. For complete NCDOT bicycle safety rules, visit <http://www.ncdot.org/bikeped/lawspolicies/laws/>.

Section C: Garbage Collection

1. Recycling and garbage collection occurs each Monday. Receptacles issued by Waste Industries may be placed at the curb no earlier than Sunday morning and removed no later than 6pm on Tuesday (or the day after the scheduled pickup if collection should occur on another weekday). Please make sure the arrows on the garbage can lid face toward the street to accommodate the automated pickup.
2. Waste Industries will not collect trash or recycling materials from receptacles other than their own. Receptacles that do not belong to Waste Industries may not be used for waste disposal and should be returned to the company that owns them or taken to a local convenience center.
3. Contact the Town of Morrisville Public Works department 919-463-7070 or visit the town's website to get information about items that are not permitted to be placed in garbage cans or recycling bins. There are convenience stations located in Wake County to drop off items that cannot be disposed of in cans or bins.

Section D: Grills

1. Grilling is permitted outdoors in back of your unit on your patio or deck. While using your grill or any other items with an open flame (such as torches, candles, lanterns, etc.), you must keep it away from any flammable items, and at least five (5) feet from the exterior of buildings and all parts of fences.
2. Grills must be attended while in use. When you are finished cooking, extinguish the coals and turn off gas valves (both grill and tank). Allow the grill to cool before moving it to an area close to the unit.
3. All grills must be in working condition.
4. Per NC state law, propane tanks may not be stored indoors, in garages, crawl spaces, or storage rooms, or under or beside a gas grill in operation (unless it is the tank in use). Tanks should be stored with valves securely closed, in an upright position, and away from the hot sun. Tanks that are corroded may not be kept in the community and must be disposed of properly. Refer to <http://www.agr.state.nc.us/standard/LP/LPgasConcerns/storage.htm> for complete information about the handling and storage of propane tanks.

Section E: Littering

1. Littering is prohibited at all times. All residents are required to pick up after themselves and their guests. The Town of Morrisville and landscapers who service the community are not responsible for picking up litter. If unwanted phone books or newspapers are delivered to your unit, please pick them up promptly and dispose of them properly.
2. Discarding cigarettes on any part of the grounds is prohibited.

Section F: Vehicles/Parking

1. All residents and visitors must obey the posted speed limit of 15mph.
2. Please refer to The Groves at Morrisville Parking and Vehicle Policy and Regulations for parking policies.

Section G: Pets

1. Residents are expected to comply with the Wake County Animal Control Ordinance. Only dogs, cats and other household pets are permitted provided they are not kept for commercial purposes.
2. Pets are not permitted to run loose or to be tied up outside unattended within the community.
3. Residents are required to pick up their pet waste and dispose of it properly. Pet waste may not be left in common areas or yards.
4. Doghouses are not permitted.

Section H: Pump Station

1. The driveway leading to the pump station area at the rear of the community is not a parking space or playground. Children are not permitted in this area. Unauthorized vehicles parked in or in front of the driveway will be towed per the community parking policy. Garbage cans and recycling bins may not be placed in this area.
2. Do not dispose of inappropriate items in toilets, sinks or bathtubs. Only toilet paper should be flushed! It is illegal in Wake County to dispose of grease or cooking oil into any part of the water/sewer system. We have had many emergency service calls for the pump station because of items flushed down toilets or disposed into drains. Please do not flush or put the following down drains: baby wipes, cleaning wipes, dental floss, diapers, rags, mop strings, paper towels, bath towels, hand towels and face cloths, grease, cooking oil, hair, children's toys, or other similar items. Emergency calls cost our community thousands of dollars each year!

Section I: Antennas and Satellite Dishes

1. No antennas of any kind are allowed.
2. Satellite dishes may not be placed on common areas. A unit owner may install one satellite dish of the normal size offered by networks such as Dish or Direct TV. Oversize dishes are not permitted. Dishes should be installed where they are least visible from the front of the unit. Damage or leaks that occur to roof areas due to installation or removal of a satellite dish will be the responsibility of the owner. When a dish is removed, the mounting bracket should be left in place so that installation holes will not be exposed to the elements.
3. Satellite dishes may not be attached to privacy fences between units.

Section J: Signs

1. No signs of any kind may be placed in the common areas, except as indicated below.
2. Only one standard-metal-style real estate sign, no larger than 18" by 24", may be displayed when renting or selling a unit. Lighted signs are prohibited. The sign must be the type with metal supports that can be easily installed, moved, and removed, and must be placed as close to the street and as near to the mailbox as possible. Signs may not be placed where they interfere with mowing, and must not damage the landscaping. Post-style signs are not permitted.
3. Temporary yard sale signs are not permitted to be placed in the entrance-way flower beds at any time. The sign may be placed in the grass area in front of the community no sooner than three (3) days prior to the sale and must be removed within 24 hours of the sale.
4. Political signs – Political signs are not permitted on association property. Owners may place a maximum of two political signs on their own property (which usually extends approximately four (4) feet outward from the front door of the unit) and must remove the signs no later than seven (7) days following the day of the election. A maximum of two (2) signs per unit may be displayed. Signs may not be illuminated or flashing and may not exceed six square feet in area nor be taller than four feet from the ground.

Section K: Holiday Decorations

1. Holiday decorations may be placed no more than thirty (30) days prior to the holiday and must be removed within two (2) weeks after the holiday. Decorations may not be placed where they might interfere with landscaping maintenance and mowing. Extension cords may not be placed where they cause a tripping hazard, and cords must be unplugged when lights are not in use. Lighting displays must be turned off by 11pm. Freestanding decorations may not exceed five (5) feet in width or height. Decorations with music or sounds are not permitted.

Section L: Window Coverings / AC Units

1. Blankets, sheets, towels and other types of make-shift window coverings are not permitted. Only drapes, curtains, blinds or shutters in neutral colors are allowed. Any window covering 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.

Section M: Board of Directors, Association Committee Members, and Meetings

1. Unit owners who wish to serve on the association's Board of Directors or any committees designated by the Board of Directors must not be delinquent in payment of their association dues, assessments, or other fees charged to their account, nor may they be in violation of any association Bylaws, Covenants, Policies, Rules or Regulations or have any unapproved architectural changes on their lot or adjacent association property.
2. Homeowners wishing to attend Board meetings must notify the management company at least one day in advance of the meeting. Those wishing to address the Board must notify the management company at least 10 days in advance of the meeting.

