

TAYLOR'S POND HOMEOWNERS' ASSOCIATION, INC.

Rules and Regulations

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The following rules and regulations have been created by the Board of Directors of the Homeowners Association. Any breach of these rules will be subject to corrective action by the Taylors Pond HOA Board or its designee. These guidelines supersede all others.

General

Dues:

- Homeowners Association assessments are due on the first day of each month.
- Automatic draft of payment is available and encouraged.
- Assessments are considered late if not received by the 15th of the month.
- Any homeowner who is in arrears for three or more months will be subject to a judgment which will be followed by foreclosure proceedings against them as allowed for in N.C.G.S. §47F-3-116. All costs of collection, including legal fees and court costs, are to be borne by the delinquent owner.

Fines:

- The Taylors Pond HOA or its designee will enforce any violations of the governing documents, architectural guidelines or rules & regulations via a fine system or any other legal remedy pursuant to N.C.G.S. §47F-3-107.1.
- Owners may be fined up to \$100 per day for violations of the governing documents pursuant to N.C.G.S. §47F-3-107.

Property Owners:

- Property Owners renting out their property shall furnish to tenants' copies of all Rules and any pertinent information from the Declaration of Covenants, Conditions, and Restrictions and bylaws.
- Property Owners shall be responsible for tenants' compliance with all rules and regulations.
- If the tenant is a source of disruption and compromises the peace and quiet of neighbors or damages the common areas, the Board will contact the owner to make corrections with the tenant. If the problem is not addressed to the satisfaction of the affected neighbors and/or Board of Directors, a hearing will be called and a fine will be assessed to the homeowner and a request that the owner evict the tenant may be filed.
- The Property owner should advise the management company when their property is rented. The Homeowners Association strongly encourages that the absentee owner provide the contact information, names, mailing address and phone numbers to the management company, of both the owner and tenant to be used in cases of emergency, such as a water or sewer line break, damage to a property due to a storm, important crime alerts or residents needing to move their vehicles for construction repairs or tree removals.

Insurance:

The Homeowner's Association DOES NOT provide insurance for the residential units. Fire and hazard insurance to cover the dwelling is the homeowner's responsibility.

Signs:

Except for political signs allowed 45 days before election and 7 days after election pursuant to N.C.G.S. §47F-3-121, no signs of any nature are allowed on Taylor's Pond common property except those specifically approved by the Board of Directors through written request.

- All signs, including, but not limited to, political, for sale or for rent must be contained in the surveyed portion of each individually owned unit property.
- Any signs found outside individual lots will be removed by the management company.

Noise:

Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be always avoided. Construction noise is only allowed per the Town of Cary ordinance regarding construction noise. If a homeowner should be disturbed by a loud noise, and they feel it necessary, the police should be contacted. The Cary Police non-emergency phone number is 469-4012. The management office or a member of the Board of Directors should be contacted the next business day if Police are notified.

Motor Vehicles

Operation of Motor Vehicles:

Any motorized vehicle that is required to be registered with the North Carolina Department of Motor Vehicles must display current Registration plates and stickers.

Vehicles that are not allowed include, but are not limited to the following:

- Any inoperable or disabled vehicle.
- All-terrain vehicles (ATVs).
- Go-carts.
- Minibikes.
- Dirt Bikes.

Driving and Parking:

Motor vehicles may only be driven or parked upon areas designated, meaning streets and parking spots.

- Under no circumstances shall motor vehicles be driven or parked on lawns or natural areas except those vehicles used by contractors where their trespass is required for the maintenance of said areas.
- Parking of oversized vehicles, such as Trailers, boats, RVs/Campers, or Step/Cargo vans, whether in designated parking or streets, is not permitted. Oversized is defined as exceeding a parking space or obstructing another resident's access to their vehicles.
- Use of the street or parking spots for storage containers needs to be pre-approved by submitting a request to the Management Company, R.S. Fincher. The standard allowable period is 10 days. For periods that may need to exceed 10 days due to massive repair or rehab of a home, notification of such needs to be made during the approval process, or as soon as it becomes known the scope of

an emergency repair may exceed the 10-day period.

Automobile Repairs:

Vehicle repairs are limited to routine maintenance of your own vehicle only. Fluid replacement needs to follow the guidelines set by the EPA. See WWW.EPA.GOV if you have any questions. Vehicle is not to be left in disrepair overnight. Vehicles are not allowed to be left on jacks or blocks. Any damage, including oil spills, to the parking lot or any common area will be the sole responsibility of the homeowner.

Towing of Vehicles:

Vehicles parked or left in violation shall be towed from the Common Area.

Taylor's Pond Homeowners Association or its agents shall not be held responsible for any damages to vehicles or the contents therein.

Trash and Recycle Removal

Only containers approved by the Town of Cary may be used for bagged garbage or recycling.

- Containers may be obtained from the Town of Cary by submitting a request via www.townofcary.org or calling 311 in Cary or (919) 469-4000.
- Residents must store containers in the rear of their property.
- Taylor's Pond requires that all residents mark their bins with the numbers of the address in which they live.
- Under no circumstances are plastic bags containing trash to be placed outside the residence not secured in appropriate bins.
- Trash bins are to be placed at the curb no sooner than the evening before the designated pick-up day. The container is to be returned to the rear of the building on the evening of the day after designated pick-up day.
 - The Town of Cary offers Curbside Assistance to qualified applicants who, based on permanent or temporary disability, cannot bring their bins to the curb. Please reference the information and application at <https://www.townofcary.org/services-publications/garbage-recycling-yard-waste/garbage-collection/curbside-collection>
- Extra-large items such as appliances and furniture may not be placed at the curb unless arrangements with the Town of Cary have been made for pickup
 - The Town of Cary will pick up some large items for a reasonable fee, apply online at <http://services.townofcary.org/> or call #311). If an arrangement with the Town of Cary is made, the resident needs to notify R.S. Fincher the items will be at the curb.
- Homeowners are responsible if animals, weather, tenants, or guests of tenants spread their garbage. When trash, boxes, bins, large items, etc. are found outside townhomes, the Management Company will send a notice to the homeowner.
- No person shall intentionally or recklessly throw, scatter, spill or place or intentionally or recklessly cause to be blown, scattered, spilled, thrown, or placed or otherwise dispose of any litter, in or upon any yard, street or common area. The NC Litter Law is located here: [GS_14-399.pdf \(ncleg.gov\)](http://GS_14-399.pdf(ncleg.gov)).

Yards and Common Areas

Taylor's "Pond":

Our pond is home to many specimens of wildlife. The harassment or harming of any species is prohibited. Geese and other waterfowl are protected by federal law. While fishing is permitted by residents ONLY, the capturing of or fishing for turtles is likewise prohibited. Any violations will be reported to law enforcement. **(16 U.S.C. 703-712)** <https://www.federalregister.gov/documents/2020/04/16/2020-06779/general-provisions-revised-list-of-migratory-birds>

Storage:

Storage of items outside the residence or fenced in portion of the back yard are limited to trash containers and recycle bins.

No lumber, firewood, paper, or cardboard shall be stacked on the sides or front of the town home units, or adjacent to any foundation walls, as it is conducive to termite infestations and detracts from the attractiveness of the neighborhood.

Lumber and other construction materials are allowed for short, temporary projects, temporary defined as not to exceed 2 weeks.

Decks, Patios, Fences and Porches:

All decks, patios, fences, and porches must be well maintained with no evidence of disrepair.

- Pools, Water features (i.e., bird baths, fountains, planters, etc.), Swing Sets, and Sand Boxes:
- Any water features with standing water must be treated with Chlorine Tabs or Mosquito Dunks, or emptied, cleaned, and replenished with fresh water every 48 hours to cut down on the mosquito population.
- Sandboxes and swing sets may only be placed on the surveyed portion of a homeowner's rear yard.
- Non-permanent play equipment must be placed in the surveyed portion of the rear yard in such a manner that it does not detract from the neighborhood surroundings.

Personal Property:

No personal property, including toys and bicycles, or skateboards, should be left in the streets, parking areas, grounds, or any common area. Said items shall also be removed from the residence frontage or common area when not in use.

Clotheslines:

Outside permanent clotheslines are not allowed at Taylor's Pond.

Basketball Hoops:

Are not allowed unless approved by the ARC upon submission of application. Additionally, the ARC will

only approve requests for basketball hoops that are to be installed within the surveyed portion of the rear yard only.

Exterior Antennas:

TV satellite dishes or antennas are to be installed in the most inconspicuous area available on the resident's property and shall not be installed on the Common Areas

Window Air Conditioners

Window Air Conditioning units are not allowed.

Maintenance and Repairs:

- The owner is responsible for all internal maintenance and repairs.
- The Homeowner's Association has assumed the responsibilities for the painting of the exterior and re-roofing as needed. The Homeowner's Association will clean gutters twice a year and provide basic maintenance as needed to the exterior. Doors, Doorjamb's nor windows are the responsibility of the HOA.
- Any damage caused by an owner to the exterior of any building or to the common area will be the responsibility of that owner. The Association may repair the damages and charge the costs of repairs to the owner causing the damage.
- Repair and replacement of doors and windows are the homeowner's responsibility and must be kept in good repair.
 - Any blinds and/or curtains in the windows must be neat and present a unified appearance. Screens are allowed
- HVAC: Heating and cooling systems are the responsibility of the owner.
- The Maintenance Responsibility Chart is available from the Management Company or on the website at <https://rsf.cincwebaxis.com/714/documents/>.

Architectural Modifications

No exterior alterations, modifications, or additions are allowed without the prior written consent of the Architectural Committee.

A request form is available from the Management Company or on the website at <https://rsf.cincwebaxis.com/714/documents/> located under Architectural Standards.

A written reply to requests will be made within thirty days of receipt.

If modifications are made without prior approval a fine will be levied until corrective measures are made.

Planting:

The area within your patio may be planted at your discretion so long as it is not unsightly or damaging to the property. This area should be always kept neat and clean. Planting outside this area requires the prior written consent of the Board of Directors.

Mailboxes:

Mailboxes are maintained by the Postmaster General. For damages to your specific box or to request additional keys, please contact them at 468-7182.

Pet Ownership

Homeowners are required to abide by all the laws and local ordinances adopted by the State of North Carolina, Wake County, and the Town of Cary with respect to licensing, caring for and controlling pets. Any damage to property or injury to a person by an animal will be the direct responsibility of the pet owner. Town of Cary Pet Ordinances can be found on the Town of Cary Website.

https://codelibrary.amlegal.com/codes/wakecounty/latest/wake_nc/0-0-0-1191

- All animal owners must have their animals on a leash while outside the home or gated/secure enclosure, and the leash must be in the hands of an adult capable of controlling said animal.
- Animals may only be confined within their home or fenced in areas of the homeowner's property.
- Tethering of dogs (chained to a stationary object) without remaining outside and supervising your dog is prohibited by the Town of Cary.
- No animals shall be kept within Taylors Pond, except domestic dogs, cats, birds, fish. No exotic animals are allowed.
- Animals are not allowed to create a disturbance.
- Animals are not to be kept for the purpose of breeding.
- Animals are not to be housed in unreasonable quantities.
- Unreasonable quantities are defined as no more than two (2) dogs or cats and no more than three (3) in total per home (unless pre-approved by the board).
- All animal waste will be quickly and properly disposed of regardless of if from common areas or private yards to include fenced in areas.
- Any animal that barks, whines, or howls in an excessive, continuous, or untimely fashion shall be considered a public nuisance according to Town of Cary ordinance. Every person who allows a public nuisance to exist upon his or her property or leasing the property of another as described above may be subject to fines (see schedule) if the matter is not resolved in a reasonable period.

Dangerous Animals:

- See below for criteria to be considered a vicious, dangerous, or potentially dangerous animal:
- An animal initiates an unprovoked attack on a person or animal.
- An animal that has aggressively threatened another person or animal and it was reported to and documented by the Cary Police Department, Animal Control, or the Taylor's Pond Homeowner's Association.
- If a resident or owner of a home in Taylor's Pond experiences problems with any of the above, the following process should be followed:
 - 1) Report the problem to Town of Cary Animal Control (919 319-4517) and to our Property Management Company, R. S. Fincher (919-362-1460) who will pass it on to the Board of Directors.
 - 2) Town of Cary local ordinance: [Sec. 6-70. Dangerous dogs. \(amlegal.com\)](#)

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