

Oaks at Olde Wake Condo Community REGULATIONS

ELEVATORS:

Godwin is the contractor that should be contacted after hours/weekends if you experience an emergency. Their phone number is 919-828-8184. During normal business hours call Sentry to report an elevator problem 919-790-8000.

DUMPSER AREA:

Our dumpsters are for residents only. Do not put construction materials, hazardous waste, furniture or large boxes in them. Violators will be fined. You should take those to the Raleigh recycle center on Durant Road or arrange to have them removed from your unit. Please do not litter and use the appropriate trash receptacles. **Close the doors after use.**

WATER/FIRE SPRINKLERS:

A handy tool to immediately shut off a fire sprinkler that has accidentally been set off (*not by fire*) is available from: <http://quickestoptool.com/>. The appropriate one to buy is either the "Talon Fire Sprinkler Tool" or the "Firefighter Multi Tool." This is good insurance against an expensive water damage accident within your unit. They cost ~\$90.00 each.

IMPROVEMENTS:

Any improvements to a unit that involves pipes and wiring through the walls (*common areas*) must be submitted to Sentry Management and pre-approved by the board.

PARKING:

Parking is for residents and their visitors only. Visitors are to park in designated visitor or second row parking spaces. Spaces in front of the buildings are reserved for owners. Parking tags are available from Sentry Management. Cars that do not display current license plates and tags will be towed at owner's expense.

PATIOS & DECKS:

Patios and decks cannot be used for storage or storage cabinets. They are common areas, subject to care and maintenance by the HOA.

PETS:

Clean up after your dogs. No unit is allowed to have more than two (2) pets and breeds that are larger than 50 pounds or known for aggression are not allowed. Do not allow your cats or dogs to run wild and do not feed any wild animals. This causes many problems and Raleigh Animal Control will be called to remove them.

RENTALS:

Please make sure you have a copy of the rental resolution **PRIOR** to planning to rent your unit. If your unit is rented and you did not get permission to do so, it is **REQUIRED** for you to notify Sentry Management and the HOA Board to get this corrected.

WINDOWS:

When blinds are down, they must be straight across and not drapery or curtains can be hanging in between them. No signage is permitted in the windows.

CONTACT BOARD INFORMATION:

1721 Building: Carol Ochs #201
1722 Building: Frank Lewek #202
1723 Building: Wyatt Currin
1720 Building: Valerie Wood #101
1701 Building: Kitty Allers #203

Management: Amy Johnson, Manager ajohnson@sentrymgt.com 919-790-8000 ext. 52506