



Rules and Regulations

Revision 5.0

Effective December 21, 2019

RULES AND REGULATIONS

No rule or regulation in this document shall take precedence over any law, statute, or ordinance of the Town of Cary, Wake County, or State of North Carolina however these rules may be more restrictive where allowed by law.

1. Excessive outdoor decorations are subject to approval by the ARC, and the Homeowner may be asked to take them down if they are deemed excessive or disruptive in the sole discretion of the ARC (e.g., statuary, birdfeeders, sculptures, etc.)
2. Holiday decorations must be removed within twenty-eight (28) days after such holiday.
3. Temporary holiday lighting and any associated wiring must be removed within twenty-eight (28) days after such holiday.
4. No free-standing or fixed flag poles are allowed except as follows:
 - a. Free standing garden flags of less than two (2) feet in length are allowed.
 - b. Owners may attach a single flagpole, not to exceed six (6) feet in length, to the front portion of the house or garage entry way. In addition to one (1) free standing garden flag, one (1) seasonal or sports flags may be also be displayed so long as the flag is no larger than three (3) feet by five (5) feet.
 - c. Flags of the United States or North Carolina, of a size no greater than four (4) feet by six (6) feet, may be displayed in accordance with or in a manner consistent with the patriotic customs set forth in 4 U.S.C. §§ 5-10, as amended, governing the display and use of the flag of the United States.
5. No signs of any kind are allowed to be displayed on any Lot except the following:
 - a. Signs used to advertise lots for sale during the initial construction and sales period;
 - b. One sign of not more than ten (10) square feet advertising the property for sale or rent;
 - c. Signs of not more than ten (10) square feet expressing support or opposition to political candidates or other issues that will appear on the ballot of a primary, general or special election, provided that such political signs shall not be placed on a Lot early than sixty (60) days before such election and shall be removed within two (2) days after such election.
6. No commercial vehicles of any kind (including, but not limited to, industrial or commercial type trucks) or tractors or trailers or recreational vehicles such as campers, boats, jet skis, motor homes and trailers may be parked on a lot or on common property in the Subdivision, except in an enclosed garage. For purposes of this section, a “commercial vehicle” is defined and interpreted to mean:
 - a. Any vehicle, including a truck, van or automobile, on which is displayed commercial writing (including, but not limited to, lettering and graphics) intended to advertise or identify a business with which the vehicle or owner is associated. However, a vehicle containing lettering/graphics that is used as a primary means of transportation of an owner or occupant of a Lot will not be considered “commercial” as long as (i) the lettering and/or graphics are located only on the front door panels and/or rear of the vehicle and (ii) the total area of the lettering and graphics combined is contained within a twenty-four (24) inch by twenty-four (24) inch area on each front door panel and/or rear of the vehicle.
 - b. Any vehicle, including a truck, van, or automobile, to which is affixed any equipment on the exterior of said vehicle used for commercial purposes such as ladders, racks for transporting commercial equipment or inventory, hoses, machinery, etc.
 - c. Any vehicle with more than two (2) axles.
 - d. Any vehicle defined as a “commercial vehicle” by the laws of the State of North Carolina.
7. Parking on the sidewalks, including sidewalks that dissect driveways, is prohibited per Town of Cary ordinances.
8. Parking on lawns is prohibited and parking on streets is strongly discouraged.
9. No vehicle of any type which is abandoned or inoperative shall be stored or kept on the common properties,

streets, or on any Lot except in an enclosed garage.

10. No automobile or mechanical equipment may be dismantled or allowed to accumulate on any lot other than in an enclosed garage or ARC approved Exterior Freestanding Detached Structure.
11. No trade materials or inventories may be stored upon any lot. Temporary storage of materials for approved modification projects should be discreetly placed and maintained in an orderly manner.
12. Pods are temporary storage units and require ARC approval to be placed on your property. The standard size POD is 8' wide by 8' tall and 16' long and should be stored at the furthest end of the resident's driveway from the street. Pods may remain at the residence for a total two weeks (14 days). Tractor Trailer storage units are prohibited.
13. Utility trailers are defined as an unpowered vehicle pulled or towed with single or double axle meant to attach to a powered vehicle. Utility trailers must be stored in garages or ARC approved outbuildings.
14. A dumpster is a type of movable waste container designed to be brought and taken away by a special collection vehicle. All dumpsters require ARC approval to be placed on your property. Dumpsters must be stored at the furthest end of the resident's driveway from the street. Dumpsters may remain at the residents for a total of 45 days.
15. No above ground swimming pools are allowed, except that small, inflatable wading pools shall be permitted.
16. No clotheslines are allowed.
17. All trash and rubbish must be kept in garbage cans stored in such a manner as not to be visible from the street upon which the house fronts. Fencing/Screens must be utilized to conceal garbage/recycle receptacles when they cannot be stored properly. "Properly stored" is defined as out of view when standing directly in front of the house on the street the house faces. All garbage/recycle receptacles must be properly stored within twenty-four (24) hours of garbage/recycle pickup unless the pickup is delayed.
18. All toys, playground, and recreational equipment with the exception of portable basketball goals must be stored in the backyard when not being actively used. Portable basketball goals must be stored on the rear third of the driveway (third of driveway closest to the house) or parking pad when not being actively used. Basketball goals are prohibited from being mounted directly on the house, and any basketball goals cemented and/or anchored into the ground require written ARC approval.
19. Satellite dishes of more than one meter in diameter are prohibited.
20. Chain link fencing is prohibited, as are chain link outdoor dog runs or animal cages (including hutches) and metal storage structures.
21. All Owners shall maintain proper drainage on their Lots. Excessive water shall not be directed to a neighboring property. Runoff shall be controlled during any construction so as to prevent migration of soils, trash, and debris into drainage culverts, neighboring properties, sewers, and streams.
22. All mailboxes must be repainted or replaced if approximately 20% or more of the surface shows signs of rust or paint peeling.
23. Lawn Care and Landscaping
Property owners/residents are responsible for compliance with these rules regardless of who maintains their property.

Natural Area/Landscaping Bed	Any area (excluding flower beds and gardens with ground cover) other than grass.
Bushes and Shrubs	Any bush or shrub that will exceed three (3) feet in height or width at maturity.
Flower Bed	Any grouping of flowers not contained within a natural area or landscaping bed.
Garden	Any area used to grow fruits, vegetables, or herbs.
Water Garden	Natural, man-made, or pre-fabricated body of water used for decorative purposes.
Lawn	Any area covered or intended to be covered by grass.
Devil Strip	The grass area between the sidewalk and the street.

Appearance:

The standard used for lawn care maintenance, including maximum height of grass, NC State Extension Service Publications, which can be found on the internet <https://content.ces.ncsu.edu/catalog/series/227/>. Lawn maintenance and care appropriate to all types of grasses in our community can be found at this website.

Natural areas, landscaping and flower beds, and gardens shall be made in proportion to the home and property. Screening of gardens should be considered through the use of fencing or shrubs to eliminate views from neighboring properties, the street, or common areas.

- Mowing:** Mowing/cutting/trimming of lawn grass, including the devil strip, shall be done on a weekly basis or before reaching the maximum recommended height by the NC State Extension Service Publications, whichever comes later. Sidewalks, walkways, steps, and driveways shall be free of any grass clippings after lawn mowing, cutting, or trimming is completed.
- Edge Trimming:** Lawn grass shall be trimmed along the edges of any street/s the property abuts, sidewalks, driveways, devil strips, fences, arbors, natural areas, landscaping beds, gardens, etc. on the property. Edge trimming shall be done whenever the lawn is mowed, cut, or trimmed during the active growing season and as needed thereafter to maintain a neat appearance.
- Weeding:** Weed control should be part of a lawn care plan. Plan to put down a pre-emergent at the appropriate time of year to control weeds. All-natural areas, landscaping beds, flower beds, gardens, and lawns shall be weeded and/or treated for weeds (as appropriate) regularly to prevent excessive weed growth. All driveways, parking pads, and walkways must be maintained as needed to prevent the growth of grass and/or weeds in control joints and/or cracks.
- Seeding:** All bare spots and dead areas in lawns, including the devil strip, shall be adequately reseeded yearly at the proper time for the type of grass being grown (reference NC State Extension Service Publications).
- Trimming/Pruning:** Trimming and/or pruning of plants, bushes, and shrubs shall be done as needed to prevent overgrowth and unsafe conditions while also maintaining an aesthetically pleasing look. Trees shall be trimmed and/or pruned as needed to remove any dead, damaged, decayed, diseased, or dangerous branches or limbs. Property owners shall be responsible for timely trimming/pruning of all plants, bushes, shrubs, and trees which grow over or into common areas.
- Mulch:** Mulch is required in all-natural areas, landscaping beds, and flower beds. Additionally, mulch is required when plants, trees, bushes, or shrubs are located immediately adjacent to property lines. Mulch must be replenished yearly.
- Yard Waste/Trash:** Grass clippings, weeds, leaves, small branches and limbs, mulch, etc., must be collected and disposed of weekly in proper containers and may not be blown, raked, or otherwise moved into the street, neighbors' property, or common areas. Loose trash must be picked up and placed in proper containers at all times.
- Sidewalks:** Property owners/residents are required to keep sidewalks transiting their property clear of any stones, rocks, mulch, toys, sports and recreational equipment, pet waste, snow, ice, grass clippings, bush and plant clippings or anything that may cause an unsafe condition.

END