

TURNER FARMS CCR ITEMS/DESCRIPTION from CAMS SYSTEM (updated 11-11-22)

Balconies/Decks/Porches	Exhibit A.15. - GARBAGE: UNSIGHTLY STORAGE. All trash and rubbish shall be kept in garbage cans stored in such a manner as not to be visible from the street upon which the house fronts. No trash, rubbish, stored materials, wrecked or inoperable vehicles, or similar unsightly items shall be allowed to remain on any Lot; provided, however, that the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish, and other debris for collection by governmental or other similar garbage and trash removal units. In the event of curbside trash and/or garbage pickup, trash and/or garbage cans may be moved to the street on the night before the scheduled pickup, but all garbage cans must be returned to approved enclosure the night of the scheduled pickup.
Disturbances & Nuisances	ARTICLE VIII USE RESTRICTIONS, Section 6. Prohibited Activities. No immoral, improper, offensive, loud, or unlawful use or activity shall be carried on upon any lot or the common areas or special common areas. Each Owner shall refrain from any act or use of his lot or the common areas or special common areas which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. Each owner shall keep and maintain his lot in a neat and orderly manner. Exhibit A.9. - NUISANCES: BUSINESS ACTIVITY. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business trade or activity may be conducted on any Lot unless permitted by the Wake County zoning ordinances and regulations.
Exterior Structures (Not attached to home)	Exhibit A.5. - FENCES. No fence or wall shall be erected on any Lot closer to any street than the rear or side building setback line. No fence shall be located closer to the front of a dwelling than the rear corners of the dwelling. Exhibit A.6. - TEMPORARY STRUCTURES. No residence of a temporary nature shall be erected or allowed to remain on any Lot, and no trailer, shack, tent, garage, barn, or any other building of a similar nature shall be used as a residence on any Lot, either temporarily or permanently.

Landscaping	Exhibit A.17. - EXTERIOR MAINTENANCE. The owner of each Lot shall maintain the grounds and improvements on his Lot, including, but not limited to, plantings, landscaping and lawns, at all times in a neat and attractive manner.
Lot Maintenance	Exhibit A.17. - EXTERIOR MAINTENANCE. The owner of each Lot shall maintain the grounds and improvements on his Lot, including, but not limited to, plantings, landscaping and lawns, at all times in a neat and attractive manner. Exhibit A.15. - GARBAGE: UNSIGHTLY STORAGE. All trash and rubbish shall be kept in garbage cans stored in such a manner as not to be visible from the street upon which the house fronts. No trash, rubbish, stored materials, wrecked or inoperable vehicles, or similar unsightly items shall be allowed to remain on any Lot; provided, however, that the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish, and other debris for collection by governmental or other similar garbage and trash removal units. In the event of curbside trash and/or garbage pickup, trash and/or garbage cans may be moved to the street on the night before the scheduled pickup, but all garbage cans must be returned to approved enclosure the night of the scheduled pickup.
Mailboxes	Exhibit A.12. - MAILBOXES AND NEWSPAPER TUBES. All mailboxes and newspaper tubes shall be subject to Architectural Approval as provided elsewhere herein and may be subject to guidelines specifying one or more of the following: method and type of support; style; material; color; size; height; and numbering or lettering and style to be placed or affixed on a mailbox or newspaper tube.
Parking	ARTICLE III PROPERTY RIGHTS, Section 4. Parking Rights. There shall be no parking of vehicles in the common areas, as such common area is or shall hereafter be designated; however, the ASSOCIATION, in its discretion, may hereafter designate vehicular parking areas within the common area. Each lot owner shall provide vehicular parking spaces within the boundary area of his respective lot to comply with the requirements of the Protective Covenants and applicable governmental entities for the use or uses approved for such lot. Parking of trucks, boats, trailers, campers or

Parking	recreational vehicles shall not be permitted within the common area or rights-of-way or easement areas of any public or private street in or adjacent to the Property. Exhibit A.7. - PARKING: DRIVEWAYS AND PARKING PADS, ABANDONED VEHICLES. Vehicles may be parked or stored only on portions of a Lot improved for that purpose, i.e., garage, driveway, carport or parking pad. No unenclosed parking shall be constructed or maintained on any Lot except a paved driveway and an attached paving parking pad, which pad shall be designed for the parking of not more than two (2) vehicles. Any driveway or parking pad constructed upon any Lot shall have a concrete surface. Work vehicles, that are not otherwise prohibited herein, may be parked but not stored, in accordance with the terms herein regarding vehicles in general. No mobile house trailer (whether on or off wheels), tractor trailer trucks or cabs, or commercial vehicle of any kind shall be parked on any street or on any Lot within the Subdivision. Vehicles or enclosed body of the type which may be placed on or attached to a vehicle (known generally as "campers"), boats and boat trailers shall be parked behind the front corner of the Dwelling Unit on any Lot and located or screened so as to be concealed from view of any other Lot and street rights of way. Approval for said screening shall require Architectural Approval. No vehicle of any type which is abandoned or inoperative shall be stored or kept on any Lot in such manner as to be seen from any other Lot, any street within the Subdivision or the Common Area, and no automobiles or mechanical equipment may be dismantled or allowed to accumulate on any Lot. No street parking shall be allowed except for overflow guest parking and then only for brief periods of time not to exceed 24 hours.
Pets & Animals	ARTICLE VIII USE RESTRICTIONS, Section 5. Animals and Pets. No animal, fowl, reptile, or other pet of any kind, other than house pets, shall be kept or maintained on any part of the Property. Furthermore, no such pet shall be allowed off an Owner's Lot unless on a leash and accompanied by the Owner. Exhibit A.8. - ANIMALS. No animals, livestock, pigs or poultry of any kind shall be kept or maintained on any Lot or in any dwelling, except that dogs, cats, or other household pets may be kept or maintained, provided that they are not kept or maintained for commercial purposes, and provided such pets shall not be a danger or menace or offensive to others and provided further that they are kept, maintained and controlled in compliance with all applicable laws.
Play Equipment & Basketball Goals	

Recreational Vehicles	ARTICLE VIII USE RESTRICTIONS, Section 8. Vehicles. No owner shall keep or maintain anywhere within the property, other than wholly within a garage, any vehicle which is disabled or inoperable. ARTICLE VIII USE RESTRICTIONS, Section 3. Hobbies and Activities. The pursuit of hobbies or other activities, including specifically without limiting the generality of the foregoing the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly or unkempt conditions, shall not be permitted or undertaken on any part of any lot or common area or special common area.
Residential Use	ARTICLE VIII USE RESTRICTIONS, Section 2. Use of Property. (a). No portion any lot shall be used except for single-family residential and residential purposes incidental or accessory thereto (except the Declarant may use one or more lots for temporary office space and as a model for lease or sales purposes).
Satellite Dishes	ARTICLE III PROPERTY RIGHTS, Section 5. Antennas and Cablevision. The ASSOCIATION may regulate or prohibit the erection of antennas and television satellite disks on individual lots; and television satellite disks shall not be permitted on any lot or unit without the written consent of the ASSOCIATION or Architectural Committee. Exhibit A.11. - ANTENNAS; SATELLITE DISHES OR SIGNS. No radio or television transmission or reception towers or antennas shall be erected on a Lot other than a customary television or radio reception antenna, which shall not extend more than ten (10) feet above the top roof ridge of the house. However, a satellite antenna receiver or disc will be permitted on a Lot if: (i) the receiver or disc is not larger than two feet (2) in diameter; (ii) the receiver or disc is located on the side of the house away from the street and within the building set back lines applicable to that Lot; and (iii) the receiver or disc is located or screened in such a way that it cannot be seen from any street within the Subdivision. In no event shall any free-standing transmission or receiving tower be permitted on any Lot.

Signs	ARTICLE VIII USE RESTRICTIONS, Section 2. Use of Property. (b). No commercial signs, with the exception of a "For Sale" or "For Rent" sign no more than two feet in width and two feet in height, shall be erected or maintained on any lot. Exhibit A.10. - SIGNS. Except as otherwise required by Wake County, no sign of any kind shall be displayed to the public view on any Lot except signs used to advertise Lots for sale during the construction and sales period, one sign of not more than ten (10) square feet advertising the property for sale or rent, and signs of not more than ten (10) square feet expressing support of or opposition to political candidates or other issues which will appear on the ballot of a primary, general or special election, provided signs shall not be placed on a Lot earlier than sixty (60) days before such election and shall be removed within two (2) days after such election.
Storage	ARTICLE VIII USE RESTRICTIONS, Section 2. Use of Property. (c) No lumber, brick, stone, cinderblock, concrete or any other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall be stored on any lot in an exposed location except for the purpose of construction on such lot and shall not be stored on such lot for longer than the length of time reasonably necessary for the construction for which same is to be used. Turner Farms Home Owners Association Architectural Guidelines Version II September 2005 (A Supplement to the Turner Farms Homeowners Association Covenants and Bylaws.) Guidelines for Architectural Requests: 11.) Vehicles and Storage: Boats, campers, trailers, trailered units or vehicles of any kind not used as regular transportation may be stored behind or beside the home, placed in an area improved for storage (does not allow grass to grow up around the unit), located at least 5 feet from a neighbor's property line; and positioned to provide minimal visibility from any street. The Architectural Committee urges you to consider your neighbor's perspective when selecting a storage site, and not to store smaller items around the unit. No commercial tractor-trailers, commercial trucks, or commercial cabs shall be parked within Turner Farms. All allowed vehicles are to be parked on a part of the lot improved for that purpose, i.e.; a garage, driveway, carport or parking pad. No campers or motor homes are to be used as a residence or as living quarters while stored in accord with this paragraph.

Temporary Structures	Exhibit A.1. - LAND USE AND BUILDING TYPE. All lots shall be used for residential purposes; provided, however, Declarant or Declarant's assign, may use any Lot within the Property as a temporary sales office and/or model home for the purposes of carrying on business related to the development, improvement and sale of lots and/or homes within the Property. The temporary sales office may be a trailer and shall not be required to have a foundation. No structure shall be erected, altered, placed or permitted to remain on any Lot other than one detached, single-family dwelling, not to exceed two and one-half (2 1/2) stories in height, a private garage for not more than three (3) cars, and other out-buildings incidental to residential use of the Lot. Any out-building or detached garage shall be constructed of similar materials to that of the main dwelling. No metal out-buildings shall be allowed. Nothing herein shall be deemed to prohibit conversion of a Lot to a street. No mobile home, manufactured home, trailer home or modular home shall be placed or permitted to remain on any Lot except as allowed for a temporary sales office as provided herein.
Trash Disposal & Containers	ARTICLE VIII. USE RESTRICTIONS. Section 2. Use Restrictions. (e). No owner shall do or keep anything, nor cause or allow anything to be done or kept, in his dwelling structure or on the common areas which will be in violation of any law, ordinance, or regulation. No waste shall be committed on any portion of the common areas and facilities or special common areas. All garbage receptacles, containers, and enclosures shall be located at the rear of the dwelling structure on a lot; and each owner shall be responsible for compliance with all applicable governmental codes and ordinances, as now enacted and as may be amended from time to time, regarding the handling and disposal of all garbage, refuse, rubbish, waste materials and other activities of that owner and/or from that owner's lot.
Utilities	ARTICLE VIII USE RESTRICTIONS, Section 2. Use of Property. (d). No exposed above-ground tanks will be permitted for the storage of fuel or water or any other substance.

Yard/Garage Sale	ARTICLE VIII USE RESTRICTIONS, Section 2. Use of Property. (b). No commercial signs, with the exception of a "For Sale" or "For Rent" sign no more than two feet in width and two feet in height, shall be erected or maintained on any lot. Exhibit A.10. - SIGNS. Except as otherwise required by Wake County, no sign of any kind shall be displayed to the public view on any Lot except signs used to advertise Lots for sale during the construction and sales period, one sign of not more than ten (10) square feet advertising the property for sale or rent, and signs of not more than ten (10) square feet expressing support of or opposition to political candidates or other issues which will appear on the ballot of a primary, general or special election, provided signs shall not be placed on a Lot earlier than sixty (60) days before such election and shall be removed within two (2) days after such election.
Exterior Modification Unauthorized	ARTICLE VII ARCHITECTURAL CONTROL, Section 2. Plan or Design Approval. No site preparation or initial construction, erection or installation of any improvements, including but not limited to, dwelling units, outbuildings, fences, walls, signs, antennas (including satellite dish antennas), clotheslines and other structures, excavation or changes in grade shall be undertaken upon any lot unless the plans and specifications therefore, showing the nature, kind, shape, height, materials and location of the proposed improvements shall have been submitted to the Architectural Committee and expressly approved in writing. No subsequent alteration or modification of any existing improvements or construction, erection or installation of additional improvements may be undertaken or allowed to remain on any of the lots without the review and express written approval of the Architectural Committee. Exhibit A.3. - ARCHITECTURAL APPROVAL. No building, fence or other structure shall be erected, placed or altered on any Lot until the proposed building location, specifications, exterior materials and color or finish, plot plan (showing the proposed location of such building or structure, drives, and parking areas, exterior shape, size and height) shall have been approved in writing by the Declarant. This right shall continue until Declarant has sold one hundred percent (100%) of all properties, Thereafter, such architectural approval shall be governed by the Board of Directors of the Association (as defined in the Declaration recorded in Book 6518, Page 519, Wake County Registry). In any event, no vinyl siding shall be allowed.