

COBBLESTONE II HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

The following rules and regulations are designed to make living at Cobblestone Townhomes pleasant and comfortable for each member of the community. The cooperation and consideration of each member is vital for the mutual benefit of all. These rules and regulations do not supersede the Cobblestone Declaration of Covenants.

1. **DUES:** Homeowners dues are due and payable on the first of the month. A late charge will be assessed after the fifteenth.
2. **ALTERATIONS:** Prior to any exterior alterations or additions to your unit or grounds including, but not limited to, shrubs, plants, planters and fences, a request must be submitted in writing to the Board of Directors or the Architectural Control Committee for approval in accordance with Article IX, Section 4 of the Declaration of Covenants, Conditions and Restrictions. The Board or Architectural Control Committee, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within 30 days. Any plantings done in the front, around the side or behind the unit, will be the sole responsibility of the homeowner. Should these plantings become unkept or the homeowner not wish to keep them, they will have to clean up the area. If the area is not cleaned up and complaints are made by fellow homeowners, then the association will clean up the yard and charge the cost back to the homeowner. Please note no fences are allowed in the community.
3. **PARKING:** For the convenience of each homeowner, two parking spaces have been provided for each residential unit. These may or may not be directly located in the front of your unit. Overflow parking is available on Iron Horse Road. Please see to it that your visitors park in a considerate manner respecting the rights of other homeowners, this means having them park in the designated visitor parking areas. **Parking is not allowed on the grass, in medians, or along throughways or blocking other homeowners from passage.** No boats, trailers, campers, recreational vehicles or “company” vehicles are allowed in any parking space or any common area in Cobblestone. All parking problems should be addressed directly to Charleston Management and will be handled accordingly:
 1. Notice of violation letter from the Management Company.
 2. Warning letter from the Management Company with time requirement.
 3. Notice of fine hearing for violation.
 4. Assessment of fine.
4. **FIREWOOD:** Firewood should be stacked neatly in order to provide a good appearance. It should not be stacked immediately adjacent to any building due to termite hazard.
5. **DAMAGE:** Any damage excluding normal wear and tear to the exterior of any building, fence or grounds shall be charged to the responsible party or homeowner. Breakage to exterior glass, doors, screens, door casings and locks are the responsibility of the homeowner or renter.

6. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. A policy specifically designed for townhouse owners is recommended. Cobblestone Homeowners Association should appear as an “additional insured” and evidence thereof should be provided to the Association.
7. **RENTERS:** All renters must comply with the rules and regulations and legal documents of the Association and should be properly informed of these responsibilities by the owner of the unit. Any damage done by the renters to the property shall be charged to the respective tenants of the unit.
8. **NOISE:** Loud noises from vehicles, televisions, stereo equipment, musical instruments, annoying pets and other disturbances should be avoided at all times, especially between the hours of 11:00 PM and 8:00 AM per Raleigh Police guidelines.
9. **TOYS:** Bicycles, skateboards and so forth should not be left in the common areas of Cobblestone.
10. **PETS:** Dogs, cats and other domestic pets are allowed, provided that they do not disturb other residents or guests. *There is a limit of two dogs per unit/household.* Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner and should be handled immediately. Per Wake County law, all pets should be kept under direct control of their owners and on leash at all times. They shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or their guests.
11. **HAZARDS:** The discharge of firearms, fireworks or any other noise making or explosive device is not permitted at any time within the boundaries of Cobblestone.
12. **COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. No motorized vehicles of any type (motorcycles, minibikes, mopeds, etc. except those used for lawn maintenance) are permitted on the lawn areas at any time.
13. **TRASH PICK-UP:** All garbage pickups are provided by the City of Raleigh, every Wednesday. Garbage should be placed in the 96 gallon container and not left out in bags. All trash should be confined to the rear of homes until picked up. Do not place garbage outside home or common area prior to the Wednesday pick up by the City of Raleigh. Should you desire the smaller city container or need special pickup arrangements, you will need to contact the City directly.
14. **SIGNS:** No personal signs (“FOR SALE” or “FOR RENT”) are permitted on the property or at the entrances other than such signs being placed by a real estate company. Only one of these signs in the front lawn OR interior window is allowed.
15. **Window Treatment:** Window mullions must be kept on windows and all drapes, blinds on front windows must have white backing. Window A/C units are not allowed.

Violation Procedures

The following procedures will be utilized for compliance of the above Rules and Regulations.

- 1. Notice of violation letter sent from Management Company.**
- 2. Warning letter from Management Company with time requirement for compliance.**
- 3. Notice of fine hearing for violation.**
- 4. Assessment of fine.**

YOUR COOPERATION IN COMPLYING WITH THESE RULES WILL BE GREATLY APPRECIATED

Revised 3/10/2005