

Bryarton Townhomes – Owner & Renter FAQ

(Based on Bylaws, Rules & Regulations, and HOA Maintenance Responsibility Chart)



PARKING & VEHICLES

Where can I park my vehicle?

- **Primary parking:** Your driveway and/or garage.
 - **Visitor/Overflow parking:** Designated community spaces for temporary use only.
 - Limit: **24 hours maximum** for residents.
 - These spaces are intended for visitors, not daily resident parking.
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Prohibited vehicle types anywhere on Bryarton property *(Per Rules & Regulations):*

- Trailers.
 - Campers.
 - Recreational vehicles (RVs).
 - Oversized commercial vehicles.
 - Unlicensed, uninsured, or inoperable vehicles.
 - Vehicles with expired tags (after 60-day grace period).
 - Motorized mini-bikes, ATVs, and go-carts.
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What vehicles will be towed immediately? *(Per Rules & Regulations, City of Raleigh ordinance, and HOA towing policy)*

- Any prohibited vehicle type listed above.
- Blocking fire hydrants (within 15 feet).
- Parking on sidewalks, in intersections, or on corners.
- Blocking driveways or within 5 feet of driveways.
- Parking in a way that obstructs traffic flow, especially for emergency vehicles.
- Parking on grass, common areas, or landscaped areas.
- Damaging community property or landscaping.
- Parking in fire lanes or “No Parking” zones.
- Permanently parking in visitor/overflow spaces.

Towing provider:

- **Ace Towing & Recovery** – (919) 821-2121 – Patrols 24/7 with HOA authorization.
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TRASH & RECYCLING

Where should I store my trash and recycling bins? *(Per Rules & Regulations)*

- Must be stored **inside your garage or screened from view**.
- Trash corrals are **not permitted**.
- Violation may result in a **City of Raleigh fine up to \$50 in addition to HOA enforcement**.

When is trash pickup?

- Weekly pickup by the City of Raleigh (check City schedule).
- Trash should be taken out by Wednesday evening and returned to garage Thursday evening.

What about yard waste and pet waste?

- Yards must remain free of trash, clutter, debris, pet waste, and yard waste.
 - Solid pet waste must be removed — landscaping service will **not** service a unit if pet waste is present.
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ARCHITECTURAL & EXTERIOR CHANGES

Do I need approval for exterior changes? *(Per Rules & Regulations)*

Yes — **Board approval is required before work begins** for:

- Additional landscaping and decorative yard art.
- Antennas and satellite dishes.
- Awnings and pergolas.
- Fences/fence panels.
- Exterior lighting changes.

Projects that do not require approval:

- Decorative wreaths.
- Flags.
- Welcome mats.
- Replacement of flowers and small plantings.

Prohibited items:

- Clotheslines.
 - Sheds.
 - More than one “For Sale” or “For Rent” sign (no signage in common areas).
 - Window air conditioners.
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PETS & ANIMALS

(Per Rules & Regulations)

- Maximum **two (2)** household pets.
 - No breeding or commercial use.
 - Pets must not be a nuisance to neighbors.
 - No livestock, poultry, or similar animals.
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MAINTENANCE RESPONSIBILITIES

Owner responsibilities *(Per Maintenance Chart):*

- All **interior** maintenance and repairs.
- Windows, storm windows, screens, window casings, and mechanisms.
- Doors, door jambs, locks, hinges, storm doors, kick plates, doorbells.
- HVAC systems.
- Dryer/bathroom vents, ducts, chimney flues, attic fans.
- Fences (unless builder-installed), decks/patios owner installed.
- Yards that are fully enclosed or inaccessible to HOA landscaping crews.
- All improvements owners have added (landscaping, fencing, etc.).
- Termite treatment and repairs (annual inspection by HOA).
- Property/liability insurance covering unit, improvements, and personal property.

Association responsibilities *(Per Maintenance Chart):*

- Exterior building surfaces (siding, trim, paint).
 - Roofs, gutters, and downspouts.
 - Chimneys.
 - Builder-installed decks/fences.
 - Driveways, sidewalks, streets.
 - Common landscaping, grass mowing, weed control, seasonal aeration and seeding.
 - Mailboxes.
 - Streetlights (through Progress Energy).
 - Annual termite inspection.
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ASSESSMENTS & FINES

(Per Bylaws)

- HOA dues must be paid on time — late fees apply after 15 days.
 - Interest may be charged up to **18% annually**.
 - Unpaid amounts may result in liens and foreclosure.
 - Costs for HOA corrections of violations may be billed to the owner.
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ENFORCEMENT

(Per Bylaws & Rules & Regulations)

- HOA may enter a lot to correct violations after written notice and an opportunity to cure.
 - Violations may result in fines, liens, suspension of voting rights, and legal action.
 - Owners are responsible for all direct and indirect costs of violation corrections.
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CONTACT INFORMATION

HOA Board

- Email: board@bryartonvillage.org

Community Manager

- CAS, Inc.
- Direct Email: bonnie@casnc.com
- Direct Phone: (910)295-3791 Ext.1210

Towing

- Ace Towing & Recovery – (919) 821-2121
- 1533 S. Blount St., Raleigh, NC 27603 (24/7 patrol)

City Services

- Streetlight outages: Progress Energy – (919) 508-5400 (include pole #).
- Water/sewer issues: City of Raleigh.
- Trash/recycling: City of Raleigh.