

Rules & Regulations

Adopted on September 8, 2011

**Revised and adopted on
February 20, 2024**

Every resident of Edgewater should have received a copy of the Covenants at closing. If you would like a copy, please contact the Management Company.

The following rules and regulations are designed to make living at Edgewater pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital. Fines may be imposed for violations of the rules and regulations.

Mailboxes

- Mailboxes and mailbox posts will be monitored year-round and must be kept in good condition to include cleaning, painting, straightening, and replacement if needed. Broken mailboxes must be repaired and/or replaced.

Satellite Dishes

- All dishes or antennas must be approved prior to installation.
- All dishes/antennas must be maintained on regular basis to include proper industry standard mounting and damages.

Play equipment

- Portable Basketball Systems must have written ARC approval prior to construction and must be kept in good condition.
- Basketball hoops will be considered. Portable goals are allowed. Permanent goals mounted on the house are not allowed. Approval will consider how the placement and use would impact on neighboring homes.
- Permanent and portable goals are not allowed along the street right of way at any time.
- Playground equipment must be maintained and kept in good condition.
- Above ground swimming pools are NOT allowed. Small wading pools are allowed but must be emptied and removed daily.
- Basketball goals must be stored on owners personal property, i.e. driveways or backyards. They must not be stored on the street or sidewalk

Yard Maintenance

The following items must be maintained on a regular basis.

- Lawns must be mowed
- Weeding of flower beds
- Edging along the driveway, street & sidewalks.
- Regular trimming/pruning of plants and shrubbery along sidewalks, driveways, fences, plant screening and

- landscaping beds shall be done as "frequently as needed" to maintain a neat and tidy appearance
- Furniture, trash, tools, construction materials, etc. are not to be stored on a property at any time.
- Juniper hills must be weeded and maintained on a regular basis.
- Yards must be kept free of leaves and monitored on a regular basis.
- Soil and seed must be applied to bare spots and monitored on a regular basis.
- Areas outside the fences, on personal property must be maintained and weeded/edged on a regular basis.
- No clotheslines or similar structures shall be permitted on any portion of an Owner's property.

Trash cans

Trash and recycling bins must be stored out of sight or screened from the view from the street. Any fencing or landscaping installed to cover the trash bins must be approved prior to installation.

Per the City of Raleigh:

Remove cart, recycling bin, yard waste containers, and uncollected improperly prepared waste from the curb to a place, not easily seen as viewed from the street facing the front door of the house, by 7 p.m. the day after collection.

Violations of any provision contained within Part 7 of the Raleigh City Code, after issuance of an initial warning, shall be subject to an administrative fee of one hundred dollars (\$100.00) per violation. Upon the issuance of a second notice of violation within a twelve month period violators shall be subject to a two hundred and fifty dollar (\$250) civil penalty.

House maintenance

- Mold and mildew will not be allowed to collect and grow on siding.
- Trim around the windows, doors and/or garages must be kept in a good state of repair to include painting and power washing as needed.
- Any rotted wood on the home must be repaired and monitored on a regular basis.
- All exterior portions of the home must be kept in a good state of repair.

Fences

ALL fences must be approved prior to installation.

Chain link, hog-wire, chicken-wire, and wooden split rail, fences are prohibited.

Fences will be reviewed on a case by case basis but should be consistent with fences already constructed in the neighborhood and should not exceed (6) feet in height. Fences must be constructed with grade 2 lumber or better and must be pressure treated.

Vinyl fences are allowed but must be submitted prior to construction.

All fences must have finished sides facing outward. Rough sides, posts, etc.-must face the interior of the fenced area

Fences must be maintained on a regular basis including but not limited to power washing, repairs, replacing of missing or broken boards and staining as needed.

Windows, doors, driveways and walkways.

- The use of reflective tinting or mirror finishes on windows is prohibited.
- Security bars on windows or doors are prohibited. Window air conditioners are strictly prohibited.
- Only proper window treatments and blinds are allowed in the windows. Any broken blinds must be replaced.
- Driveways and walkways must be kept free of debris, stains and grass growing in the cracks. They must also be kept clean and neat at all times.
- Parking on the grass is STRICTLY PROHIBITED.

Please clean up after your pet! There are several pet waste stations in community, please use them.

Dog houses are permitted only if submitted and approved by the Board.

All dogs shall be kept on a hand leash and must not be allowed to become a nuisance, by barking, or otherwise disturbing neighbors.

Tying up dogs is strictly prohibited.

If any animal becomes a nuisance, please contact animal control at 557-9111.