

**RULES AND REGULATIONS
FOR
BENTLEY RIDGE HOMEOWNERS ASSOCIATION, INC.
(Adopted November 2017)**

1. No portion of the property shall be used except for single family residential purposes.
2. No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done which may be, or may become, a nuisance or annoyance to the neighborhood. No nuisances shall be permitted within the neighborhood, nor shall any use or practice be permitted which is or becomes an unreasonable source of annoyance to the Owners or which unreasonably interferes with the peaceful use and possession thereof by unit owners.
3. No boats, trailers, campers, motor homes, service vehicles, commercial vehicles work vehicles with signage, vehicles used primarily for commercial purposes or tractors shall be parked on the Property, Common elements, by any Lot Owners, their family members, guests, tenants, or contract purchasers, except in a closed garage. All other vehicles must be parked in a closed garage or in a driveway. No parking is permitted on any private street except for use as temporary parking. Storage of inoperable or non-licensed vehicles or vehicles without current inspection and registration is not permitted. Vehicles shall not be allowed to be parked on unpaved sections of the yard. Service vehicles of contractors performing work for Lot Owners are permitted to park on the private streets on a temporary basis.
4. No burning of any trash and no reasonable or unsightly accumulation or shortage of litter, new or used building materials or materials or trash of any other kind shall be permitted within any unit (including balconies, decks, and terraces) or upon any limited or general Common Elements. Trash, garbage and recycling containers shall not be permitted to remain in public view except on designated City of Raleigh days. Solid waste, trash and recycle containers may be placed outside no earlier than 4:00 p.m. of the day prior to City of Raleigh scheduled service. Please wait until the day of service to set out any plastic bags of trash. (This will discourage rodents and animals that roam at night).
5. No animals, livestock, 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 are controlled in accordance with applicable government ordinances, are not a nuisance to other Owners, and are kept inside during the hours of 8:00 p.m. to 7:00 a.m. A pet may be walked while on a leash during that period. At the sole discretion of the Board, it may require that pets which it deems to be a nuisance be kept inside the Living Unit and not in the yard. Animal waste shall not be left on private property, private streets, sidewalks, or right of ways. Owners shall accept full responsibility for their animals and their animal's waste or be subject to a monetary fine. See Declaration of Covenants, Article IX Sect. 4.
6. No unit owner shall lease his living unit for transient purposes, or in any event for a period of less than three months. No unit owner shall lease, or sublease, less than the entire unit. All leases shall provide that the lease is subject in all respects to the Covenants, Rules and Regulations, and that the failure of the lease holder to comply with the terms of such documents shall be in default of the lease. The Owner shall provide the Association with a

copy of any lease affecting the Living Unit. Note that the City of Raleigh may require registration and fees for any leased unit.

7. No owner shall display, or cause or allow to be displayed, to public view any sign, placard, poster, billboard, or identifying name, or number upon any building, or any portion of the common elements. Exceptions include:
 - (i) For sale signs by owner or Realtor.
 - (ii) Signs for political candidates may be placed in the homeowner's yard one week prior to the election.
All election signs must be removed the day after the election.
 - (iii) The American flag.
8. Temporary structures, including "Port-a-Johns", are prohibited. The approval of the Board is required for tents other than camping tents that are used for occasional overnight sleeping.
9. Pipes, wires, and other utility facilities shall be kept and maintained underground. Utilities include water, sewer, power, telephone, cable television, and miscellaneous conduits.
10. Homeowners may not remove any existing trees, shrubs, or perennials from front yards without prior approval of the Board, and may be required to replace any item removed. On corner lots, this applies to front and side yards. No approval is required for the planting of annual flowers in front or side yards.
11. The HOA is responsible for maintenance of the front and side yards. This includes mowing, blowing, weeding, fertilizing, and mulching. It does not include watering. It is each Homeowners responsibility to see that his/her lawn and shrubbery are properly watered.
12. Each Homeowner is free to provide whatever plantings he/she wishes in his/her rear yard. He/She is responsible for the maintenance of the rear yard. If a Homeowner does not provide the proper maintenance for his/her rear yard, the Board has the authority to correct any problems and bill the homeowner for the cost of the work done.
13. Any existing trees or shrubbery in the front or side yard that dies must be replaced by the Homeowner in like kind and size at his own expense within the upcoming planting season. Unless otherwise approved by the Board of Directors.
14. Any plantings in the spaces between the houses are the sole responsibility of the Homeowner.
15. Homeowners who have installed gates at the front of the spaces between houses are responsible for maintaining those gates.
16. In models with front planters, the Homeowner is responsible for its appearance and upkeep.