

FALLS GLEN HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

- 1. GENERAL:** The following rules and regulations are designed to make living at Falls Glen 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.
- 2. DUES:** Annual Homeowner dues are due and payable between the first and last day of January of each year. Late fees of \$20.00 are due on the first day of February and each month thereafter that they are late. Any homeowner who is in arrears will be subject to a judgement and lien against them in Wake County Court.
- 3. ALTERATIONS:** Prior to any exterior alterations, additions, or house color changes (such as fences, room additions or storage buildings) an architectural request for approval form must be submitted to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within sixty (60) days after said request has been submitted.
- 4. PARKING:** Every effort should be made to park all vehicles in the driveways instead of on the street. Boats, trailers, recreation vehicles are allowed, provided they are parked in a garage or screened area. All vehicles parked within Falls Glen must be in operating condition both legally and mechanically, ie. current license plates & inspection sticker, no flat tires, etc. Any vehicle not in operating condition will be towed and stored at the owner's expense after 10 days written notification if it is not placed in operating condition or removed from the property. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Vehicles are not allowed to be parked on the grass.
- 5. AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.
- 6. INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.
- 7. YARDS AND LAWNS:** Yards and lawns should be maintained in a neat and orderly manner. Grass/weeds should not be allowed to grow more than 8 inches in height. Structures of any type are not allowed in the front yards. All toys and yard equipment should be picked up daily and stored out of sight from the street. Basketball goals are not allowed to be near the street.
- 8. NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Falls Glen. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11pm and 8am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted. The management office or a member of the Board of Directors should be contacted the next business day.
- 9. RENTERS:** All renters must comply with the rules, regulations, and by-laws of the Association and should be properly informed of these responsibilities by the owner of the unit.
- 10. SIGNS:** Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted. Signs are not allowed to be placed in the Common areas. Political signs are not allowed.
- 11. PETS:** Dogs, cats, and other domestic pets are allowed, provided that they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. All dogs and cats shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. These requirements are in accord with the Raleigh Leash Ordinance. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.
- 12. DWELLINGS:** Each home shall be used for residential purposes only. No part of the property shall be used for business, manufacturing, commercial or professional purposes. It is the responsibility of the homeowner to maintain the dwelling and any other structures, parking area and landscaping consistent with the Community Standards and the Declaration of Covenants.
- 13. MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.
- 14. HAZARDS:** The use and discharge of fireworks, projectiles, noise making devices, and/or weapons of any kind, including, but not limited to, firearms, bows, paintball guns, cross bows, and/or pellet guns, is prohibited.
- 15. 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.
- 16. SATELLITE DISHES:** The mini-satellite dishes are allowed, however, the dish should be installed in the back yard or the back of the house or roof and out of sight from the street if at all possible.

Violators of these rules and regulations or the Declarations of Covenants, Conditions, and Restrictions will be subject to a fine by the Board of Directors.