

Bent Creek Homeowner's Association
Rules and Regulations
Revised 4/15/2024

I. ASSOCIATION DUES

Monthly installments of the annual assessment are due by the first day of each month and considered to be late if received after the first. However, a 15-day grace period is granted to all owners before late fees are accrued.

The Board will no longer be distributing coupon books used for payment of HOA dues. Any resident that would like a coupon book will be responsible for contacting Towne Properties and paying the applicable fee in order to receive a booklet.

LATE FEES

A fee of \$10.00 will be assessed to defray the costs of collections for each payment of the monthly installment of the annual assessment not received by the management company by the 15th day of the month due.

The Board will grant a *one-time* waiver of any significantly accrued *late fees only*, totaling \$200.00 or more on a case-by-case consideration. Homeowners will need to contact Towne Properties to provide documentation and a *justified* reason as to why their late fees should be waived (this does not include monthly HOA dues, late fees only) and a decision from The Board will be communicated after the next monthly board meeting. Once the one-time waiver has been used, The Board will not consider any other requests should additional late fees become accrued in the future.

II. COMMON COURTESY

All Bent Creek residents are reminded that we live in a close-knit community and being respectful, kind and courteous to fellow neighbors is expected of *all* residents.

III. INSURANCE

All homeowners in Bent Creek are required to hold an active homeowner's insurance policy in the name of the owner.

All renters in Bent Creek are expected to hold an applicable renter's insurance policy in the name of the tenant on the lease.

IV. MAILBOXES

All mailboxes in Bent Creek are considered communal areas. Any issues with access to mailboxes should be directed to the USPS. Any issues pertaining to the appearance or structure of mailboxes should be reported to the property management company. Any intentional or direct damage caused to community mailboxes will be repaired at the expense of the owner.

No signage, advertisements, or notifications other than the monthly newsletter from The Board are allowed to be posted on any community mailboxes.

V. GARBAGE

In order to keep our community clean and neat, thereby protecting property values, the Board has instituted rules for when and where garbage can be set by the curb. Adherence to the rules is essential and will be enforced. The board can and will impose monetary fines for those residents who do not adhere to the rules.

GARBAGE RULES

- Garbage must be secured, either in your own container or in plastic bags.
- Garbage and recycling bins cannot be set out prior to dusk on the night before pick-up.
- Garbage and recycling bins must be placed in front of your own unit, NOT in any common areas (this includes along the main road – Bent Creek Drive).
- Garbage containers and recycling bins must be moved to the rear of units no later than the end of pick-up day.
- Garbage containers and recycling bins must be kept out of plain sight against units at all times (except pickup days). Garbage containers and recycling bins are NOT allowed in *front* of units.
- If your garbage bags are being ripped open by wildlife, it is the homeowner's responsibility to clean up *immediately* and necessary actions will be implemented to secure your garbage bags in containers.
- Absolutely NO curbside disposal of large household items is allowed within the community. This includes, but is not limited to, mattresses, furniture, construction debris, excessive/overflowing garbage bags on curbside, etc.

GARBAGE NOTES

- Solid Waste Services phone number: 919-996-3245
- Additional information can be obtained at the above number or at the Raleigh government website, www.raleighnc.gov
- Curbside garbage and recycling bins must be placed in front of your own unit, NOT in any common areas or driveways.
- Garbage containers and recycle bins can be requested from the city at the above number.
- Free bulky load pick-up service can be requested from the city at the above number.
- Backyard pick-up service is available for disabled and elderly at the above number.

YARD WASTE

- Any yard debris created by Bent Creek residents is the resident's responsibility to properly dispose of within three (3) days; this includes raking piles of leaves, pine straw, trimmings, removal of dead vegetation, etc. Any debris left sitting longer than 3 days will be subject to fines.
- Improper disposal of Christmas Trees and/or other household plants such as, but not limited to, potted plants, flowers, dead vegetation, etc. will be subject to fines. Residents must contact City of Raleigh for such requests as the contracted landscapers are not responsible for pick up. The Board does not cover costs associated for homeowners that wish to have yard waste pick up; this is the responsibility, both financially and in terms of requesting service, of the individual homeowner.
- If they please, residents may gather excess naturally fallen sticks and limbs for landscaper removal each week. Neatly place any excess twigs, limbs, pinecones, sticks or branches in a neat pile by the curb and the HOA contracted landscapers will remove. This is not required.

VI. APPEARANCE OF TOWNHOME EXTERIOR

Areas around the homes and on decks, as well as under porches and decks, are required to be kept neat and clear of debris. Items such as excess trash, recyclables and stored items should be kept in the proper containers or in storage rooms. Neglect of general maintenance and upkeep, including stray cigarette butts, animal feces, and other debris will result in fines from the Board for cleanup by property management at the expense of the owner.

CONDITIONS CONDUCIVE TO TERMITE INFESTATION

No lumber, firewood, paper or cardboard shall be stacked in the front of the townhome units. When storing firewood in the rear of a unit, residents are prohibited from stacking wood next to the foundation walls or in crawl spaces as this increases the risk of termite infestation. Wood and other construction materials may not be stored on the front porch or the rear deck of a townhome unit.

LITTER

Littering is strictly prohibited in Bent Creek. Any residents found guilty of littering will be subject to fines from The Board. Littering includes excess garbage around the exterior of the home and cigarette debris.

SURVEILLANCE EQUIPMENT

Home surveillance equipment such as outdoor cameras, video doorbells, motion sensors, lighting, etc., is allowed so long as the equipment is reasonable size and on or in the structure of the individual home. Any surveillance equipment found on or in any common areas will be promptly removed and held in the custody of Towne Properties.

LAUNDRY

Outdoor drying racks, clotheslines, and hanging laundry on any porch railings is prohibited in Bent Creek.

VII. ARCHITECTURAL MODIFICATIONS

No window air conditioning units are allowed. Any damage caused by the installation or use of the unit, i.e. moisture damage, other wood damage, will be repaired at the owner's expense.

No building, fence, wall or other structure not previously on the property shall be allowed, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association as stated in our Declaration of Covenants, Article VI.

An Architectural Request form is needed to request *any* modifications to the exterior of the unit (i.e. paint, door/window replacement, siding, etc.) and can be procured either via the Community Café portal or by emailing Towne Properties. All applications will be added to the agenda for the next board meeting, except for those at the discretion of the property manager – of which will be sent to the Board for review and discussion.

No structures shall be installed into the vinyl siding. Any damage caused to the building exterior or common property will be repaired at the owner's expense.

Any modifications done without Board approval will be subject to fines from The Board and will still require submission of an Architectural Request form for Board approval; approval is not guaranteed, and residents may be required to remove any modifications made. Any modifications made by homeowners will not be held liable for by the HOA and will result in homeowners forfeiting their rights to those certain HOA maintained items (see list of HOA maintenance items).

DECKS

Any modifications to HOA maintained decks (front and back) by homeowners will result in the homeowner, and any future owners, forfeiting maintenance by the HOA for any future maintenance.

Homeowners are responsible for maintaining, taking care of, and ensuring HOA built decks are in pristine condition. To ensure the longevity of community decking, homeowners are required to ensure proper stain and sealant of all decks (colored stain must have prior Board approval). Failure to properly maintain decking could result in owner's forfeiting their rights to having HOA maintenance performed on said decking.

Any additions to HOA maintained decks such as gates, privacy walls, lattice, etc. will not be maintained or rebuilt by the HOA when/if a deck is to be replaced. Homeowners that want any additions previously installed will be responsible for the costs and installation of said additions.

VIII. LANDSCAPE MODIFICATIONS

Individual homeowners shall not plant any vegetation in the common areas or the front yard of their lot or remove existing shrubs except with the prior written approval of the Association per Article VIII of our Declaration of Covenants. The owner of any lot may at their election plant shrubs, flowers and grass in their rear yard (**of individual surveyed lot only, not common grounds**) and may also maintain portions or all of their rear yard; provided, that such maintenance by the owner does not hinder the HOA in performing its maintenance of the exterior of townhouses, common areas and the remaining yard spaces. By altering the landscape of an individual surveyed lot, homeowners agree and accept that by doing so, they forfeit maintenance by HOA contracted landscapers and further agree to accept responsibility for maintaining a tidy and kept exterior appearance. An Architectural Request form is needed to secure approval of the Association before any modifications are made, which can be procured via the Community Café Portal or by emailing Towne Properties.

Any modifications done without Board approval will be subject to fines from The Board and will still require submission of an Architectural Request form for Board approval; approval is not guaranteed, and residents may be required to remove any modifications made pending Board discussion and decisions.

In accordance with City of Raleigh Codes, no large fixtures, such as fountains, ponds, water features, etc. will be allowed on the property.

Interference by homeowners with the HOA contracted landscapers is *prohibited*. All inquiries, suggestions, questions, concerns, etc. are to be communicated directly via the Property Management Company.

IX. SIGNAGE

No signage of any nature is allowed on Bent Creek common property except those specifically approved or placed by the Board of Directors. All signs including, but not limited to, political, directional, surveillance, business promotion, etc. shall not be allowed anywhere within the community.

Any 'for sale' or 'for rent' signage must be contained within the surveyed portion of each individually owned unit property (i.e. three (3) feet from the foundation). 'Open House' or 'For Rent' signage must be promptly removed by the listing agent and/or owner/Landlord at the conclusion of the event. Any signs found outside of a person's individual lot, or past the allotted time, will be removed by the management company or The Board and fines may be assessed.

Any vulgar, discriminatory or hateful signage or flags will result in a fine from The Board and require *immediate* removal.

Any destruction, vandalism, removal or theft of community posted signage will result in fines from The Board and involvement of law enforcement. Residents are encouraged to report any damage or needed maintenance for any of the postage signage throughout the community to the property management company.

CHRISTMAS LIGHTS/HOLIDAY DECOR

Christmas décor is allowed within Bent Creek; residents may decorate their unit and their unit only; no décor will be permitted in any of the common areas. No inflatable Christmas décor is allowed on the roof of any townhomes within Bent Creek. All holiday décor must be removed *no later* than the end of the second week of January, any décor still remaining will be subject to a fine from The Board. Any damage caused to the exterior of the townhomes by any holiday décor must be reported to the Property Manager and costs will be at the homeowner's expense.

X. SALES

Yard/garage/rummage/estate/probate sales within Bent Creek are prohibited. Bent Creek has two (2) community yard sales a year, spring and fall, and participation in said yard sales is the only acceptable time to hold a sale in Bent Creek.

Any estate sales in connection with probate matters will be addressed on a case-by-case basis but must have *prior* Board approval.

All sale signage must be removed from all posted areas within Bent Creek no later than the end of the weekend (5pm Sunday). The Board will provide signage for both the spring and fall community yard sales.

XI. PETS

All laws, ordinances, rules and regulations pertaining to dogs and other domestic animals adopted by the State of North Carolina, the County of Wake, and the City of Raleigh are adopted as rules and regulations of the Bent Creek Homeowners Association and are incorporated herein by reference, including but not limited to the following:

- All animals are required to be on a leash at all times.
- All animals are required to have the necessary City and Rabies tags.
- All owners are required to pick up and properly dispose of their pet's waste. Any pet waste not picked up will be subject to a fine from The Board.

XII. PARKING

DRIVING OR PARKING UPON NON-DESIGNATED COMMON AREAS

There shall be no driving or parking of motor vehicles or boats upon the common areas of the association not so designated for vehicular travel and/or parking. The designated areas for vehicular travel are streets/driveways and paved parking areas, of which have been marked on or about the streets, driveways and paved parking areas.

Under no circumstances shall motor vehicles be driven or parked upon lawns, natural areas or any other undesignated common areas. This means that if your lawn is damaged due to a moving van, a load of firewood or any type of excessive wear or damage caused by negligence, you can and will be held liable according to the provisions in our Declaration of Covenants.

Any clearly marked no parking zones in front of walkways, stairs, sidewalks, etc. are NOT permitted parking spaces and any violators of these designated no parking areas will be towed at the owner's expense. Any modification to HOA marked spaces will be corrected at the owner's expense; this includes, but is not limited to, repainting lines or blocking off parking spaces.

Any destruction or vandalism to community driveways, such as donuts, skid marks, etc. will result in fines from The Board and involvement with law enforcement.

The posted speed limit throughout Bent Creek is 10 MPH. Violators, those going over the posted speed limit, revving up engines so as to disturb the peace, and leaving tire marks on community driveways, will be subject to involvement of law enforcement as well as fines from The Board.

PARKING UPON DESIGNATED COMMON AREAS

Vehicular spaces marked and designated for parking fall into two categories: 1) Assigned and 2) Unassigned.

1. Assigned Spaces – The Association has permanently assigned one (1) vehicular parking space for each dwelling as provided by our Declaration of Covenants. The space is marked with the street address number of the dwelling it is assigned to and is for the exclusive use of the owner of the dwelling or the others that the owner may delegate. All homeowners are permitted and entitled to have a total of two (2) vehicles for each townhome on Bent Creek property at any given time. Additional cars will be required to be parked or stored off of Bent Creek property (along Bent Creek Drive).
2. Unassigned Spaces – Parking spaces not marked with a street address number of a dwelling are unassigned spaces and are for non-exclusive use. Ownership of a lot in Bent Creek entitles an owner to the use of one (1) unassigned automobile parking space on a first-come-first served basis.
 - The parking of boats, trailers or other such items is prohibited.
 - The parking of abandoned vehicles, disabled vehicles or vehicles without current, valid registration and license plates is prohibited and will be subject to towing at the owner's expense.
 - Reserving or blocking usage of unassigned spaces is prohibited.

VEHICLE MAINTENANCE

Mechanical maintenance of any kind on any motor vehicle is *strictly prohibited*.

Any resident found performing maintenance within the Bent Creek community will result in a fine from The Board on a case-by-case basis. Should residents be required to perform maintenance on their vehicles, the vehicle must be moved to the designated area: Bent Creek Drive, where vehicle maintenance is allowed.

OPERATION OF CERTAIN MOTORIZED VEHICLES

1. The operation or storage of the following motorized vehicles shall be prohibited at all times within or upon the common areas of Bent Creek:
 - Go Carts, Minibikes, Dirt Bikes, ATV's, etc.
 - Any vehicles required to be registered but are found to not in fact be registered with North Carolina Division of Motor Vehicles.
2. The operation of "Mopeds" or similar forms of conveyance shall be permitted only if such conveyance is used for the purpose of usual transportation and appropriately registered with the NC DMV. Specifically prohibited is the use of such conveyance for the purpose of recreation.

XIII. PARKING ENFORCEMENT/TOWING

1. Vehicles parked or left standing in violation of the Declaration of Covenants or the Rules and Regulations as contained herein shall be towed from the premises of the community at the expense of the owner and stored within a facility designated for such purpose.
2. Towing and storage fees shall be charged to the violator and are in addition to any fines that may be assessed for violation of the Declaration of Covenants, Conditions and Restrictions for Bent Creek Townhomes.
3. Individual Bent Creek homeowners (for their numbered spot only), the Bent Creek Homeowners Association, its management or agents shall have the right to enforce this rule to authorize towing and shall not be responsible for any damage to vehicles or the contents thereof, including theft, resulting from the towing and storage of the said vehicles pursuant to this rule.
4. Residents may call one of the numbers posted on the numerous signs that are located around the Bent Creek community, when a car is parked in their assigned space only. Requests for

- removal of abandoned or nuisance vehicles located on Bent Creek property should be directed to the management company.
5. Homeowners using an outside portable storage unit, such as a POD, must request *prior* written approval from The Board; owners that rent their property may be subject to fines from The Board should their tenants not abide by said rule. Owners and tenants must make sure that the storage unit is placed within the assigned **numbered** parking spot of the townhome. The storage unit may reside within this spot for no longer than **two weeks**. If more time is required, the homeowner must provide the Bent Creek Homeowners Board with a reasonable and valid justification.
 6. Any vehicles parked in clearly marked 'no parking' zones will be towed from the premises. This includes vehicles parked directly in front of a resident's home blocking the resident from easily accessing their unit; residents are permitted to call the towing company to have the vehicle removed at the violator's expense. Residents must be on site at the time of towing and provide proof of residency.

XIV. POOL RULES

The Bent Creek Homeowners Association assumes no liability or risk for any bodily injuries, deaths, loss or damage to any personal property to anyone using the pool. Using the pool and surrounding areas will be at the user's own risk.

- The pool is for the exclusive use of Bent Creek homeowners and authorized residents, such as tenants. Identification and proof of residence in Bent Creek is required for all authorized users; this can be either a driver's license or accompanying utility bill with resident name and address. Access to the pool is by use of resident key fob only; no holding of doors or providing access to persons without a fob is allowed.
- Children under the age of 13 are not permitted inside the pool unless accompanied by an adult residing in Bent Creek that is 18 years or older.

Any violation of the rules will result in pool privileges being suspended for up to ninety (90) days.

HOURS

Pool Hours are from 6am to 8pm daily.

All pool facilities, such as chairs and tables, are available on a first come first served basis only; you may *not* reserve prior to use. Any rearranging of any pool furniture is to be placed back in the arrangement that it was originally found in.

No lifeguard is on duty.

GUESTS

Guests are allowed within the pool but only if accompanied by a Bent Creek authorized user. Homeowners are responsible for all actions and conduct of any guests and/or tenants, including any damage or liability resulting from any actions of guests or tenants.

Residents are limited to five (5) outside guests. Any resident found in violation may receive fines from The Board and possible pool suspension.

Residents are not permitted to host parties of any kind within the pool. Any violation of this rule could result in fines from The Board and pool suspension.

POOL ACCESS

At the point of sale of a townhome in Bent Creek, the selling party shall provide the new owner with a key fob to the pool to ensure exclusive use of the pool to homeowners and their guests or

tenants. Each owner will be issued one (1) fob; any replacement fobs can be purchased from the management company.

Any breaking in or usage of the pool by unauthorized users (i.e. non-residents) will result in legal action, including but not limited to, trespassing or breaking and entering, by law enforcement.

ITEMS NOT PERMITTED

- No smoking inside the pool area. Disposal of cigarettes is provided *outside* of the pool before the entrance.
- No alcoholic beverages are allowed inside the pool area.
- No glass is allowed inside the pool area. Any violators of this rule will be held liable for and injury or cleanup costs associated, as well as fines from The Board. Cans, paper, or plastic are permitted.
- No eating or drinking while in the pool.
- No bicycles, skateboards, scooters, etc. are allowed in the pool area. These items may be locked up outside of the pool area.
- No animals are permitted inside the pool or the pool area.
- No oversized pool floats are allowed.
- No grills or cooking materials are permitted inside the pool area.
- No running, rough-housing, abusive or foul language is permissible.
- No loud music, large speakers with cordage, musical instruments, musicians or bands.

MISCELLANEOUS

- Bathing attire is required. Swim diapers are required for small children. No shoes of any kind, including water shoes, are allowed in the pool.
- Any personal items left inside the pool area will be disposed of.
- Homeowners behind or not current with their associate dues will not be permitted to use the pool facilities.
- Parking spaces in front of the pool area are not reserved and are solely on a first come first serve basis for Bent Creek residents only.
- Any person suspected of being under the influence of alcohol or drugs shall be prohibited from entering the pool.
- Homeowners are encouraged to report any violations (preferably with video or photo evidence) to the property manager promptly.
- Board members or members of the property management team have the right to ask any pool users to leave for non-compliance with any of the pool rules.

XV. BASKETBALL/TENNIS COURT RULES

The basketball/tennis court is for the exclusive use of Bent Creek homeowners and authorized residents, such as tenants and guests accompanied by an authorized user. Identification and proof of residence in Bent Creek is required for all authorized users; this can be either a driver's license or accompanying utility bill with resident name and address.

The Bent Creek Homeowners Association assumes no liability or risk for any bodily injuries, deaths, loss or damage to any personal property to anyone using the basketball/tennis court; using such will be at the user's own risk.

Basketball/tennis court hours are from dawn to dusk daily.

Access to the basketball/tennis court shall only be done so by using the HOA issued code; residents may email the property management company to get the code. Any breaking in or usage of the basketball/tennis court by unauthorized users (i.e. non-residents) will result in legal action, including but not limited to, trespassing or breaking and entering, by law enforcement.

XVI. NOISE ORDINANCE (NUISANCE LAWS)

According to City of Raleigh City Code (see sec§ 12-5001 through § 12-5011), the following, including but not limited to, are considered noise nuisances and are therefore not allowed within Bent Creek:

- Altered vehicles that emit unreasonably loud noise that have been so loaded or in such manner as to create loud or unnecessary sound when driving (for example: The discharge into the open air of the exhaust of any stationary internal combustion engine);
- Gongs or sirens (unless played by emergency personnel);
- The playing of musical instruments, amplifier, radio, etc.
- The demolition or construction of any building outside of the hours of 7am and 8:30pm;
- Any disruptive noise produced by any pets within Bent Creek (cats, dogs, birds, etc.);
- The firing or discharge of any firearms;
- Excessive noise, such as barking, produced by an animal.

Furthermore, Section 13-3017 outlines the laws regarding nuisance parties. Both tenants and landlords are required to have knowledge of and comply with these laws.

Please remember that Raleigh places limits on loud music coming from automobiles. Under the ordinance, music must be contained to a distance of no more than fifty (50) feet from the vehicle. Covered under the law are: radios, stereo receivers, cassette tape players, compact disc players, and other similar devices. Vehicles not in compliance are not permitted to park in the community and will be required to park along Bent Creek Drive. Violation of the ordinance is a misdemeanor that carries a jail sentence of up to thirty (30) days and a maximum fine of \$500.00.

XVII. FIREARMS

Raleigh city ordinances prohibit the discharge of firearms within the city limits. Residents of Bent Creek are reminded that Bent Creek lies within the city limits of Raleigh, and that all laws and ordinances of the city and the government bodies with jurisdiction over our locality apply. In addition, within the rule making authority of the Bent Creek Board of Directors over common areas and the space of each individual lot, all laws and ordinances of the city and other government bodies of jurisdiction are adopted to the discharge of any type of firearm or weapons inclusive of but not limited to pellet guns, bows and arrows, or BB guns.

XVII. HOMEOWNER'S RESPONSIBILITIES WHEN ACTING AS LANDLORD

It shall be incumbent upon homeowners renting or leasing out their property to report to the Homeowners Association's management the fact that the unit is a rental and/or leased unit. It is further incumbent upon the homeowner to report to the HOA's management the name and email of the renter and or tenant(s) and maintain that information as current whenever there is a change in occupancy of the owned unit. Failure to provide the property management company with updated and applicable information could result in fines from The Board.

It shall also be the homeowner's responsibility to ensure that the renter or tenant is fully informed of the HOA's Rules and Regulations and is duly informed of any changes or updates to said Rules and Regulations. The homeowner is responsible for ensuring that the renter or tenant abides by the established Rules and Regulations and changes thereto. Any violation of the Bent Creek Rules and Regulations could result in fines assessed to the homeowner, the tenant and the possibility for legal action taken by The Board. The owner is *always* responsible for their tenant's actions with regard to the Rules and Regulations, maintenance of or damage to common area or townhome exterior.

All Rules and Regulations fully apply to those partaking in home sharing or short-term rentals such as Airbnb or VRBO.

XVIII. OCCUPANCY

According to US Housing and Urban Development (HUD) laws and the Fair Housing Act (FHA), maximum occupancy for townhomes in Bent Creek is two (2) persons per bedroom; any violations of this Federal law may result in fines from the Board.

Vacant or unoccupied homes in Bent Creek are still subject to and expected to pay monthly HOA dues; any late payments, or lack thereof, will be subject to late fees and fines from The Board.

XIX. ILLEGAL ACTIVITY

Bent Creek is a zero-tolerance community when it comes to illegal activity. Under the Rules and Regulations, the following (but not limited to) actions by homeowners, renters, guests, etc., will constitute immediate contact to Raleigh Police Department and could also result in fines from The Board:

- The use of recreational drugs such as marijuana;
- Trespassing or illegal entering;
- Domestic disputes;
- Theft or burglary;
- Reckless driving, excessive speeding, or driving that puts community members in danger;
- The creation and distribution of recreational and illegal drugs.

XX. INQUIRIES AND REQUESTS

Further rules, provisions, use restrictions, etc. are contained in the Declaration of Covenants, Conditions and Restrictions for Bent Creek Townhomes and are incorporated herein by reference by you. An additional, separate set of rules is provided regarding the use of the swimming pool and clubhouse area. Please refer to those rules when applicable.

Inquires and requests for consideration by the Board of Directors can be made by writing to:

BENT CREEK HOA BOARD OF DIRECTORS c/o Towne Properties Raleigh
PO Box 99149
Raleigh, NC 27624

Deloise Fisher, Property Manager deloisefisher@towneproperties.com
Michael Silva, Manager Assistant michaelsilva@towneproperties.com

XXI. FINES

Continued violations of any of these rules can result in a monetary fine levied and decided upon by The Bent Creek Homeowners Association Board of Directors. All fines are assessed by The Board on a case-by-case basis and the amount of the fine decided upon by The Board.

Failure to pay Board imposed fines could result in legal action being taken against residents at the expense of the homeowner.

Homeowners are encouraged to report any violation of the Rules and Regulations within Bent Creek to Towne Properties immediately; please provide video or photo evidence with all reports.