

# **CELEBRATION SQUARE HOMEOWNER ASSOCIATION**

# **RULES & REGULATIONS**

(Updated on October 31, 2022)

Celebration Square Homeowners Association is currently managed by:  
Grandchester Meadows  
P.O. Box 1149  
Apex, NC 27502  
919-757-1718

<https://www.grandchestermeadows.com/celebrationsquare/>

## 1. GENERAL:

The following rules and regulations are designed to make living at Celebration Square 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. These Rules and Regulations are subject to change and may be updated from time to time. They in no way change or override our HOA Covenants, Declarations and Bylaws which can be found at this link:

<https://www.grandchestermeadows.com/celebrationsquare/docindex/>.

## 2. MONTHLY ASSESSMENTS:

Homeowner Assessments are due and payable by no later than the thirtieth (30th) of each month. Any homeowner who is in arrears for one or more months will be subject to legal action and a judgment administered by the Wake County Court System. All reasonable Legal/Court costs shall be the owner's responsibility. A member's voting rights and use of the amenities may be suspended until the account is brought up to date.

## 3. EXTERIOR ALTERATIONS:

Prior to any exterior alterations or additions to the buildings or grounds, a request must be submitted in writing to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A timely response by the Board will be made within thirty (30) days. Any homeowner who makes exterior alterations without approval will be subject to legal action. Board approval is required for:

- Painting the exterior of the house or other structures a color that differs from its current color
- Parking/storage of boats, trailers, campers, and other similar property
- Decks / Sunrooms / Screen Rooms / Patios / Additions / etc.
- Doghouses
- Fences (see Section 4 of the Rules and Regulations)
- Grading (changes to the topography of the lot could result in flooding or improper drainage into a neighbor's yard. Such changes must be approved prior to being started)
- Planting (See Section 17 of the Rules and Regulations)
- Stationary play equipment (e.g., swing sets, basketball goals)
- Freestanding sheds/storage buildings
- Satellite dishes (See Section 20 of the Rules and Regulations)

## 4. REAR PATIO FENCING:

New fence installations require a full survey and approval by the City of Raleigh as well as by the HOA Board. The **only** fencing that is approved for the rear patio area is a six-foot white vinyl fence. This fence must not encroach on the Homeowner Association's Common Property. The fence must be on the property lines on the sides of the patio and not allowed to encroach on a neighbor's property. Neighbors are allowed to use the side fence as their side fence if necessary, rather than constructing two fences for one side.

## 5. PARKING:

Each townhouse is entitled to two (2) parking spaces in front of the home. Any extra vehicles (more than two) may not be parked in front of the buildings. Please ask visitors not to park in reserved spaces, in front of the buildings, or on the parking spot lines. Parking is not allowed on the grass, in medians, or along throughways for safety reasons. Illegally parked vehicles with more than two axles or any vehicle of more than eighteen (18) feet are not allowed. This includes all

campers, boats and utility trailers. All vehicles parked on the Celebration Square property must be in operating condition both legally and mechanically, i.e. current license plates and inspection sticker, no flat tires, etc. Any vehicle not in operating condition or illegally parked will be towed at the owner's expense after 5 days written notification and the vehicle is tagged or ticketed.

#### **6. AUTOMOBILE REPAIRS:**

Minor vehicle repairs are allowed; however, oil changes and major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills, will be the sole responsibility of the homeowner and must be corrected to the sole satisfaction of the HOA, within thirty days of written notice by the Property Management Company. Vehicles are not allowed to be left on jacks or blocks at any time.

#### **7. SPEED LIMIT:**

For safety reasons, the speed limit on any street within Celebrations Square shall be seven (7) miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents.

#### **8. DAMAGE:**

Any damage to the exterior of any building, fence, parking lot, or any common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, rescreens, patios, decks, fences on the owner's lot, outside hose faucets, etc., is the responsibility of the homeowner. If necessary repairs cannot be made within thirty (30) days, the homeowner must inform the Board in writing in regards to the reason for the delay and provide the approximate complete date in the letter.

#### **9. INSURANCE:**

The Homeowner's Association does not provide insurance for the residential units. It is recommended that each owner, at his/her expense, secure and maintain in full force and effect one or more insurance policies insuring his/her lot and the improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard "Extended Coverage" insurance policy, including fire and lightning, vandalism and malicious mischief. It is also suggested that the owner, at his/her expense, secure and maintain in full force and effect, comprehensive general liability insurance for damage or injury to person or property of others occurring on his lot.

#### **10. NOISE:**

Being considerate of one's neighbors is especially important in a community such as Celebration Square. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 10:00 pm and 9:00 am. If a homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the disturbing party is uncooperative and the problem is severe, then contact the Raleigh City Police. Notice of the incident should be made with the HOA Management company the next business day.

#### **11. SIGNS/FLAGS:**

Only standard real estate "for sale" signs with an attached flyer box are allowed. Only one "for sale" sign is allowed per unit. No political or other advertising signs or devices are allowed, with the exception of the small, standard "Automatic Security System". **NO "FOR RENT" OR "FOR LEASE" SIGNS MAY BE DISPLAYED ANYWHERE ON A LOT OR IN/ON A DWELLING UNIT.**

#### **12. TOYS/CHILDREN:**

Bicycles, skateboards, and so forth should not be left in the common areas or left unattended in front of the home and never in the way of grounds maintenance. For safety reasons, children and all others are not allowed to play in the parking lots and/or streets at any time.

#### **13. PETS:**

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. The City of Raleigh requires

a pet-owner to remove and dispose of pet excrement properly. All dogs shall be leashed and 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 accordance with the Raleigh Leash Ordinance. The City of Raleigh will be notified of violators, and the City may issue fines and/or take other action accordingly. In addition, the Board may take such action against any violator, who may receive up to one hundred dollars (\$100) in fines for breach of this guideline.

**14. MAILBOXES:**

Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

**15. HAZARDS:**

The discharge of firearms, fireworks, or any other noise-making device is not permitted at any time within the boundaries of Celebration Square.

**16. COMMON AREAS:**

Every homeowner should protect his interest in the common areas. Please do not abuse those areas or allow visitors and guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas. A fine may be imposed for violations.

**17. PLANTING:**

The area within your rear patio may be planted at the owner's discretion so long as it is not unsightly or damaging to the property. Planting outside of the rear patio area is not permitted without prior approval of the Board of Directors. Requests must be submitted in writing.

**18. PATIO & PORCH AREAS:**

Patio and porch areas must be kept neat and clean at all times. Garden hoses are allowed to be stored in the front of the homes as long as they are stored neatly. Any open flame or heat source (grill, torch, outdoor fireplace, etc.) must be stored and used only in the back patio area and be no closer than eight (8) feet from the building due to fire hazards and to stay in accordance with fire safety regulations.

**19. CLOTHES DRYING:**

Outside clotheslines of any type are not permitted.

**20. EXTERIOR ANTENNAS:**

The only permitted placement of antennas and satellite dishes on the Celebration Square property is within the back patio area, following requisite written approval by the Board. Any damage caused by the unit is the responsibility of the homeowner.

**21. WINDOW AIR CONDITIONERS & WINDOW COVERINGS:**

Window air conditioners of any type are not allowed. Window coverings (drapes/blinds, etc.) must be white-backed for appearance and continuity and must be in good condition.

**22. TRASH COLLECTION:**

The City of Raleigh provides curbside Trash collection & recycling each **Tuesday, except for holidays.**

A. Trash Containers: Trash receptacles will be the standard City of Raleigh 96 gallon cart. These trash containers are required to be stored in the back of each unit and this area should be kept neat and clean at all times.

B. Trash Collection: Trash receptacles/curbside trash should be placed on the curb in front of your home on Tuesday mornings by 7 am. The cart should be removed from the curb by midnight on the collection day.

C. Recycling Containers: The City of Raleigh provides green bins and pick up service for recyclable items (glass, newspapers, plastic containers, etc.) every Tuesday of each week. Recycling bins should be kept inside, on the back patio, or in the rear storage room.

D. Recycling Collection: Recycling bins should be placed on the curb in front of your home on Tuesday mornings by 7 am. The bin should be removed from the curb by midnight on the collection day.

**TRASH AND RECYCLING BINS ARE NOT TO BE STORED IN THE FRONT OF THE UNITS, AS THEY ARE UNSIGHTLY. VIOLATORS WILL BE SUBJECT TO A FINE.**