

Weathersfield Homeowners Association Handbook

November 10, 2016

I. The Governance of Weathersfield Place

When you purchase or lease a home in Weathersfield you become part of a community that is governed in accordance with three official documents:

1. The Declaration of Covenants, Conditions, and Restrictions for Weathersfield.
2. The Articles of Incorporation of Weathersfield Town homes Association.
3. The By-Laws of the Weathersfield Townhomes Association.

Homeowners who did not receive a copy of these documents upon closing the purchase of their townhouse may secure copies from the management firm for the cost of photocopying.

The Weathersfield Homeowners Association

The owners of each townhouse have a single vote in the Weathersfield Homeowners Association (hereafter referred to as WHA). An annual meeting of WHA is held at an announced time and place. A summary of the expenses incurred in the previous year and the budget for the upcoming year are presented, along with other information that may be of interest to the homeowners. Also, an election is held to fill the positions on the Board of Directors that have expired. Occasionally, additional meetings are called to discuss matters of special importance that need attention before the next annual meeting.

The Board of Directors

The Board of Directors (hereafter referred to as the Board) is the governing body of WHA and makes the decisions concerning the raising and the expenditure of funds, the contracts for work done for WHA, and the establishment and enforcement of the rules of the community. The Board is composed of seven elected members who are homeowners. Terms on the Board are for three years and are staggered terms. The Board meets on the third Thursday of each month or bi-monthly as needed.

Officers of WHA

The officers of WHA include a President, Vice President, Treasurer, and Secretary who are elected annually by the Board. The officers must be members of the Board.

Homeowner Attendance

Monthly Board meetings are open to attendance by homeowners. The Board may go into executive session to address personnel or legal matters from time to time during which homeowners may be asked to step out.

Committees

The Board has established several committees to assist it in its work. Occasionally, ad hoc committees are appointed to study a specific problem that has arisen. Each year the Board appoints chairpersons of the committees who in turn select the members of the committees. A member of the Board is assigned to work as a liaison with each of the committees. If you are interested in working on any of the committees, contact the management company or a member of the Board.

Management

Due to the large number of tasks that arise in the day-to-day operation of the WHA, it has been necessary to employ the services of a professional management firm. Among these services are processing of monthly assessments, paying the bills, preparing reports on expenditures, keeping records, and undertaking routine repair and maintenance. In addition, it oversees the work of contractors for grounds, painting, repairs, and operation of the swimming pool. See Appendix C for management firm contact information.

Whom to Contact in the Event of a Problem

If a problem arises which may fall within the general responsibilities of the Association, it is suggested that you first call or email the management firm. All requests are managed by the firm and referred to the Board as necessary.

II. Landscaping & Grounds Care

One of the principal responsibilities of WHA is to maintain and improve the appearance of the grounds. The Grounds Committee assists the Board in fulfilling this responsibility. In addition, the Board, in conjunction with the Grounds Committee, has contracted for the services of a landscaping firm for assistance for performing routine maintenance, in drawing up long-range landscaping priorities and for advice on annual ground maintenance.

Lawn Care

Lawn care, such as mowing, trimming, and fertilizing, is the responsibility of WHA. Normally, this work is contracted annually or for longer periods of time to a landscaping or lawn care firm based on competitive bids. All grass areas in common areas and around the townhouses will be mowed unless inaccessible. Workers are not responsible for moving bicycles, lawn furniture, toys, hoses, etc. in order to mow. To facilitate mowing and to keep up the appearance of the community, no belongings should be left in the common area.

Trees and Shrubbery

WHA is responsible for trimming and replanting shrubs and trees that existed on the property at

the time of the transfer from the developer or were added or approved by the Association at a later date.

Replacement may be delayed for budgetary reasons or to wait the proper season for planting. From time to time, the Grounds Committee and landscapers will do a walkthrough and make recommendations to the Board and the management company.

Homeowners desiring to plant shrubs or trees in the front of their townhomes or anywhere on the common grounds must seek and receive the prior written approval of the Board. Requests for approval should be in writing, using the ***Application for Approval of Exterior landscaping Changes*** form, and submitted to the management company at least 30 days prior to the proposed change, and should include the following information:

1. Species of shrub or tree and size of mature growth
2. Location of the planting
3. Color of the flower of the planting (if any)
4. Distance from the house, sidewalk, and surrounding trees

The homeowner is responsible for pruning and caring for the plant. WHA is not responsible for replacing these plantings should they die.

Flowers

Flowers may be planted in the mulched areas in back of the townhouses without approval. Such flowers should be of the low, bushy bedding type. The homeowner is responsible for maintaining these flowers in a neat manner and cleaning up the dead stalks in the fall. No flowers are to be placed in the lawn areas, the front yard or any other area of the common grounds without prior Board approval. Homeowners will be assessed the cost of the cleanup if they fail to maintain their plantings.

Vegetables

Vegetables may not be planted in front of the townhouses or anywhere on the common grounds.

Ivy and Vines

Ivy and other vines on the exterior surfaces of the townhouses are difficult to control, increase the cost of maintenance and are conducive to unwanted insects and wood rot. Therefore, no ivy or vines will be permitted on the townhouses, sheds, porches or privacy fences.

Vehicles on Common Grounds

Cars, trucks, motorcycles, and all other motorized vehicles (except those used by the grounds contractor and bicycles) are not permitted on the lawns and common areas at any time.

Violators may be fined and will be held responsible for all damage done to lawns, trees, shrubbery, underground pipes, and curbs.

III. Recreational Facilities & Activities

Swimming Pool

The Board will notify the community of the pool opening date each year. This is a private pool and to be used only by residents of Weathersfield and their guests. The rules and regulations pertaining to the use of the pool are listed in Appendix B.

Play on the Common Grounds

The common grounds may be used for play so long as it does not destroy grass and plantings and is not so loud as to be a nuisance or annoyance to the neighborhood. Parents are responsible for the conduct and safety of their children anywhere in the community.

IV. Miscellaneous Information

Architectural Control

Any and all changes or additions to the exterior of a townhouse such as storm doors and windows, fireplace chimneys, room additions, fences may be made only with the prior approval of the Board. Modifications that are not approved by the Board must be corrected at the expense of the homeowner. See below section, *Rules and Procedures for Exterior Changes*, for more information. Contact the management firm for the proper request forms.

Assessments

The operation of the Association requires a monthly assessment that is levied on the owners of each townhouse. The assessment is used for the care of the grounds, exterior maintenance of the townhouses, upkeep of the recreational facilities, management services, and other expenses incurred by WHA. Assessments are made in accordance with the rules spelled out in the Covenants.

Monthly assessments are due on the first day of each month. If not received by the last business day of the month, they are considered delinquent and are subject to a \$20.00 penalty for every month not paid. If an assessment is not paid within 60 days of the date it is due, the homeowner's recreational privileges and voting rights will be suspended after notice and an opportunity to be heard. Collection procedures will begin when a homeowner is 3 months delinquent. Some homeowners have found it convenient to pay at the beginning of each three-month quarter. Checks should be made payable to Weathersfield Townhomes and mailed to the management company or its designee, or you may use bank drafting, which is set up through the management company.

Collection Policy and Procedure

Prior to any assessment of penalty, fine or reimbursement of WHA costs, excluding penalty for late monthly HOA assessment, the Homeowner must be provided with a notice of assessment and that he or she has 30 days from the date on the notice to request a hearing before the Board on such assessment before it takes effect. Such request should be sent to the management company. Upon receipt of such request the Board will work to schedule a convenient time during which the Homeowner can be heard.

Exterior Maintenance

WHA is responsible for exterior maintenance of the townhouses as necessary due to normal aging and exposure. Maintenance procedures and repair methods are determined by the Board with the assistance of the management company and not by the individual homeowner. A complete statement of the maintenance policy of the Board can be found in Appendix A.

Firewood

Firewood may be stored within the patio areas or on the common grounds, but not on or under wooden decks. Any storage on the common area must be in a neat manner. Firewood trucks are forbidden to drive on the lawn area to deliver the wood. Wheelbarrows should be used to transport wood to the back of the property.

Garbage, Yard Waste and Recyclables

Garbage cans and recycling cans are supplied by the City of Raleigh and should follow city laws. Garbage cans, recycling cans and yard waste cans should be placed either in front of your unit, at the parking island in your court, or along Weathergreen Drive. Cans should be set out at the curb no earlier than 12:00 p.m. the day before collection. Cans must be removed from the curb to an inconspicuous place in the rear of your unit by midnight of the day of collection.

No garbage, recycling or yard waste can may be left at the curb or in any common area at any other time. Any garbage that is scattered by the wind or animals should be cleaned up by the homeowner, or otherwise will be cleaned up by WHA at the expense of the homeowner from whose unit it originates.

Yard waste should be placed in a permanent container, clear plastic bags, or biodegradable paper yard bags, or tied into bundles, and placed at the curb along Weathergreen Drive but not on the sidewalk or in the street, on the same schedule as garbage/recycling.

For additional information and rules, please visit this website:

<https://www.raleighnc.gov/services/content/Departments/Articles/SolidWasteServices.html>

The City requires homeowners to mark their City-supplied garbage and recyclable containers with their house number.

Leasing Townhouses

Townhouses may be leased if done so in a matter that does not violate the ordinances of the City of Raleigh for areas zoned R-4. This zoning restricts use of residences to single families. Thus, renting individual rooms or a portion of a residence as a utility apartment is not permitted. Not more than four unrelated individuals are permitted to reside in a unit.

With appropriate notice to the management, the rights of homeowners to use the recreational facilities may be transferred to the renters. The homeowner is responsible for payment of the monthly assessment and for the compliance of renters with the rules of the Association, including those governing the use of the common grounds, recreational facilities, and parking areas. Fines levied for rule violations are also obligations of the homeowners.

Newsletter

Newsletters will be published as needed.

Noise and Other Offensive Activity

No obnoxious or offensive activity shall be carried out on upon the properties, nor shall anything be done which may be or may become a nuisance or annoyance to the neighborhood. Residents and their guests shall not cause or allow any excessive, unusually loud or unnecessary sound which disturbs the peace and quiet of the neighborhood or which may annoy, frighten, disturb, injure or endanger the comfort, repose, health, and peace or safety of other residents. Such noises include but are not limited to the playing of radios, stereos or musical instruments at high volumes; the operation of loud machinery except in extraordinary circumstances, and excessive or persistent shouting, crying or barking.

Outside Lighting and Heating

The Association is responsible for replacing light bulbs on the lampposts and front wall sconces. Light bulbs can be obtained from the management company at no charge. Repair to any front outside light fixture is the responsibility of WHA. Homeowners should not leave any unattended flames. Charcoal grills and exterior fireplaces are allowed but must be supervised at all times when in use.

Painting and Paint Colors

The Association will paint the exterior surfaces of each townhouse as determined by the Board. Change in exterior color requires approval of WHA and any cost associated with change will be the homeowners' responsibility. The Association uses Williamsburg colors only.

Parking

The residents of each townhouse are entitled to the use of two parking spaces only as near and convenient to the said lot as reasonably possible. Guests may park in the spaces around the circles or at the pool parking lot. Inoperable and abandoned motor vehicles will be removed from the community lots. A motor vehicle is inoperable if it is not presently capable of being driven on city streets due to equipment disrepair/malfunction or registration or other legal impediment. A motor vehicle is considered to be abandoned and may be removed if it does not have a current registration or has not been operated or driven in 60 days. The Board or the management firm may have unauthorized vehicles towed at the owner's expense. Boats, trailers, campers, or motorhomes are not allowed at any time.

Pets

In accordance with the city leash law, pets must not be allowed to run freely on common areas, nor may they be chained in these areas. Whenever possible, keep your pets from eliminating on or in the vicinity of sidewalks. Please be considerate of your neighbors and clean up immediately after your animal. By order of the City of Raleigh, a scooper law exists.
Raleigh Municipal Code Sec. 12-3011.

Rules Enforcement

Occasionally, it becomes necessary for the Board to take special action to enforce the rules of the Association, such as those pertaining to parking, recreational facilities, or damage done by children or non-compliance of other by-laws. The Board is empowered to suspend recreational privileges and voting rights in the case of those who disregard rules after being given notice and an opportunity to be heard. As a final resort before the initiation of legal action, the Board may impose fines to a maximum of \$100.00 per violation after notice and opportunity to be heard. The fine may be assessed for each day after notice of the decision has been given as long as the violation continues. Homeowners are responsible for the actions of their children, guests, and tenants.

Satellite Dishes

Satellite dishes may be installed on rear of unit and with approval of the Board.

Signs

Signs for selling or leasing individual units may be displayed on either the units or the common areas. "For Sale" or "For Lease" signs are to be placed at the front of the individual unit only and should be removed no later than two weeks after the sale or lease is completed. Political signs are permitted on property owned exclusively by the homeowner no earlier than 45 days before the day of an election and no later than seven days after an election day.

Storage of Equipment and Supplies

Clotheslines, equipment, or storage piles should be kept screened by adequate planting or fencing so they are concealed from the view of the street and neighboring townhouses or other dwellings. "Equipment" is defined to include, but is not limited to, gardening tools and potting/fertilizing supplies.

Taxes

There are no property taxes assessed for common grounds. However, individual homeowners are responsible for listing their property with the Wake County Tax Supervisor and for paying taxes on them.

Television

All townhouses are prewired for cable. No outside antennae are permitted. There is no obligation to purchase the cable service even though your home has been wired for it.

Termite Protection

The WHA provides termite warranty on all units. The units are inspected on an annual basis. You will be notified in advance so that the doors to the crawl spaces can be unlocked.

Yard Art

For both aesthetic and liability reasons, homeowners are encouraged to limit the pieces of ornamental yard art for each lot. Yard art is defined to include any statues, pots, planters, birdhouses or feeders. Yard art does not include stepping-stones, pavers or edgers. Statues should not be over 3 feet tall and planters should not be over 18 inches wide. Yard art should be maintained in good condition and must be kept out of the common areas, except by prior written approval of the Board. The Board reserves the right to require removal of any pieces of yard art. Plaques and medallions should not be attached to the siding of a unit.

Rain Barrels

Rain barrels may be installed at Weathersfield Place as long as they conform to the following guidelines:

1. COLORS: Acceptable colors include black, dark green, gray, brown or similar natural colors. No bright colors will be allowed.
2. PLACEMENT:
 - Rain barrels may be installed at the rear of homes either on the ground or under decks. They may also be installed to the side of end units as long as they are not visible from the street or if they can be made to blend with the

landscaping. They should not be installed in front of any unit or on a deck because of weight considerations.

- It is recommended that the barrels installed on the ground be placed on cinder blocks or landscape stones to help stabilize the barrel. (Full barrels weigh approximately 500 lbs.) This will also raise the barrel to permit easier attachment of a hose to the barrel's faucet.
- All rain barrels must be screened at the top to prevent mosquito infestation.
- The overflow valve at the top of the barrel must be connected to a 10 foot run off hose to drain excess water away from the foundation of the house. (A one inch rainfall on a 1000 square foot area will produce over 620 gallons water, causing barrels to fill quickly.)

3. INSTALLATION:

- Each installation must be approved in advance by the Architectural Committee. Request forms should be submitted to management firm at least 15 days prior to installation.
- Once the installation is complete, the Architectural Committee will inspect to assure compliance with these guidelines. All installations must be brought into compliance within 15 days of the inspection.
- If the rain barrel is later removed, the homeowner will be responsible for returning the drain spout from the gutters to its original condition. Homeowners who sell their property are responsible for notifying the new owner of these guidelines and this requirement.

Policy on Exterior Maintenance

Exterior Maintenance Defined

Responsibilities relating to WHA are confined to maintenance, repairs, and replacement resulting from normal aging and exposure. Maintenance, repairs and replacements resulting from accidents, fire, flood, water, wind, civil, disturbances, vandalism, homeowner negligence and other similar acts shall be repaired, replaced and maintained by the homeowner.

Any and all maintenance, which is the responsibility of WHA, will be provided under the direction of the Board after considering the specific circumstances and the most economical and appropriate method. The Board will decide when a situation requires remedy. Repairs may be delayed for budgetary reasons.

Willful or negligent acts by owner causing damage to the townhouse will not be covered by WHA. Repairs not made by Homeowner within a reasonable length of time will be fixed by WHA and an assessment for it will be levied.

WHA will not be responsible for interior damage resulting from exterior failure. Structural damages: walls, floors, roofs, etc. resulting from settling of the foundation is the responsibility of the homeowner.

Responsibilities of WHA and Responsibilities of Homeowner

It is the responsibility of WHA to maintain and repair only specific portions of the townhouse which are described below. All prior and current homeowner improvements to the originally constructed townhouse are the current homeowner's responsibility to repair, replace, and maintain. In addition, the homeowner's list of responsibilities indicated below contains certain other exterior improvements, which are the responsibility of the homeowner.

Each homeowner is responsible for maintaining his or her rear yard in a neat and orderly manner. If the Board determines that a homeowner has failed to do so, the Association may revoke the homeowner's rear yard maintenance rights for a period not to exceed one year and may add the cost of any necessary yard clean-up to the assessment for that lot.

When a homeowner replaces any exterior improvements, which are their responsibility, these items require prior approval from WHA with respect to color and type. WHA is authorized to require each homeowner to maintain and repair all exterior improvements indicated as their responsibility in a manner and condition satisfactory and acceptable to WHA.

Decks will be stained and pressure washed by WHA periodically on a scheduled determined by the Board.

When selling a townhouse, the homeowner has the responsibility to describe in detail any homeowner additions or improvements to the new buyer.

Exterior Painting

It is the responsibility of WHA to paint certain exterior surfaces as determined by the Board. The management firm of WHA shall give written notice to townhouse owners in advance indicating the planned painting schedule dates.

Problems relating to exterior Maintenance

All questions and problems concerning exterior maintenance should be sent to the management firm of WHA. Items that are urgent and require immediate attention should be reported by telephone to the management firm's office. The management firm maintains a 24-hour emergency answering service.

Weathersfield Maintenance/Repair Responsibility Chart		
<i>Updated November 2016</i>	Homeowner	WHA
Animal in chimney or attic	X	
Attic power vents and fans	X	
Chimney cap leaks	X	
Chimney surface (exterior brick)		X
Common area lighting		X
Doors (front, back, storage, storm & crawl space)	X	
Exterior of sheds, excluding doors		X
Exterior townhouse numbers	X	
Exterior water spigots	X	
Exterior window unit (except building trim)	X	
Exterior wood and wood-like siding and trim		X
Exterior wood handrails maintenance		X
Extra cost of painting due to owner negligence (changing color or using wrong type of paint)	X	
Fencing (except common areas)	X	
Foundation/structural parts of home	X	
Garbage, recycling containers	X	
Gutter cleaning (on schedule)		X
Gutter replacement and repair		X
Gutters, downspouts, splash blocks and extension pipes		X
Heating/AC units & feeder lines	X	
Interior repairs caused by leaks	X	
Lamp post and front door sconces		X
Landscaping-damage caused by resident, employee, or guest, autos, repairs, spills, etc.	X	
Landscaping/Grounds (common areas)		X
Landscaping/Grounds (homeowner installed)	X	
Landscaping, front and sides		X
Mailbox repair/Maintenance or Architectural changes (individual keys, locks, boxes - homeowner responsibility)	X	
Rear fixtures, rear lights and bulbs	X	
Roof repair, leaks/Replacement		X
Roof shingles, vents, under eave air vents		X
Screen porch roof and exterior painting		X
Screens, screen doors & screen porches (except roof and exterior painting)	X	
Sewer lines from exterior of house to the city line		X
Siding and trim (cleaning/painting/repair)		X
Snow and Ice removal- from private streets- TBD by Board		X
Termite warranty		X
Walkway maintenance		X
Water lines damaged by HOA		X
Water lines from exterior of house to interior	X	
Water lines from exterior of house to meter (water & sanitation lines excluding blockages caused by homeowner)		X
Weatherstripping	X	
Window fixtures & door hardware	X	
Window glass	X	
ALL EXTERIOR CHANGES REQUIRE BOARD APPROVAL		

Appendix A: Rules and Procedures for Exterior Changes

Unless otherwise indicated, a homeowner must secure written approval from the Architectural Committee prior to making any changes to the exterior of a townhouse. The exterior of the townhouse includes the outside surfaces of walls, windows, roofs, chimneys, stoops, railings, and patio areas. Changes refer to any deletion, alteration, or addition that was not part of the original unit construction by the builder, which involves the use of brick, wood, concrete block, mortar, stone, glass, metals, or other building materials.

Any changes, additions, or renovations made that are not in compliance with the provisions of the Covenants, this Handbook or the rules of the Architectural Committee will be in violation, and the homeowner will be liable for the adjustments.

Approved Specifications for Storm Doors and Windows

The Board upon the recommendation of the Architectural Committee has approved the following specification for storm doors and storm windows. It is still necessary to secure the prior approval of the Committee.

A. Storm Doors- Storm doors may have either wood or aluminum frames. The doors must be painted in the color of the front entrance door or stained the color of the front entrance door. Storm doors that are unpainted or of a color that contrasts with the color of the entrance door are not acceptable.

One basic design for storm doors has been approved. The design has a single glass panel which extends at least 3/4 the height of the door. It may be replaced with a screen insert. Storm doors with decorative trim, scallops, or other ornamentation or which have double panels of glass divided by a metal strip are not acceptable. Homeowners will be required to remove any storm door that does not conform to these specifications.

B. Storm Windows- Storm windows may have either aluminum or wood frames. Aluminum storm windows may not be unpainted, but must have a baked enamel finish that approximates the color of the trim of the townhouse. Wood storm windows must be painted in the color of the trim. Under no circumstances may plastic coverings be affixed to the exterior windows.

Rules and Procedures for Exterior Changes

A. All Other Changes

Homeowners desiring to make any exterior changes other than those specified above must seek and secure the written, prior approval of the Architectural Committee.

The procedure for securing approval is as follows:

1. A request is made in writing to the management firm at least 30 days before work is scheduled.
2. The request should contain a full description of the proposed change, including dimensions, materials, colors, sketches, etc. The Committee may request additional information such as pictures, samples of materials, etc. for certain type of changes. A copy of the plot plan for the unit must be attached to request.
3. The Committee will consider the following request items:
 - The nature of the change or alteration
 - Design
 - Location showing dimensions of the improvement in relation to the property lines
 - Materials
 - Impact on neighbors
 - Compatibility with the original structure
4. The homeowner will be informed of the Committee's approval or disapproval of his request, along with any terms required for approval, within 30 days of the receipt of the initial request by the Committee. Conditional approval will include homeowner obtaining a building permit and compliance with all applicable building codes.
5. If the Committee turns down a request for a change or approved it with conditions unacceptable to the homeowner, an appeal may be submitted to the Board.

B. Encroachments

Under normal circumstances, approval will be withheld from any proposed change that encroaches on the common grounds or the air space above them.

Maintenance Responsibilities

Homeowners must keep any additions such as storm doors, storm windows and room additions in good repair, so they do not become unsightly and a nuisance. Any cost incurred in maintaining additions or in repairing damage to the original structure resulting from construction or installation will be borne exclusively by the homeowner.

Homeowners making exterior changes are also responsible for any damage to common areas during construction and for the prompt cleanup of any construction debris.

Appendix B: Pool Rules

- Pool hours are 9:00 a.m. to dusk while the pool season is in session. Anyone present in the pool area after 10:00 p.m. is considered to be trespassing and is subject to arrest.
- Each person who uses the pool will do so at his or her own risk. There is no lifeguard on duty at the swimming pool.
- Parental cooperation is mandatory for the continued operation of the recreational facilities.

- Residents (18 years and older) may use the pool at any time. Residents (17 years and under) may use the pool only when accompanied by a parent who will remain at the pool to supervise.
- The issuance of the pool key gives each resident the use of the pool facilities according to the pool rules. Duplication of keys is prohibited.
- Use of the swimming pool is limited to Weathersfield residents and their guests. The resident must accompany guests at all times, and the resident is responsible for all actions of their guests. A maximum of four (4) guests per resident household is allowed.
- There will be no running, wrestling, pushing, or horseplay in the pool or pool area, or unnecessary splashing.
- No animals are permitted in the pool area.
- No one with an infectious disease, inflamed eyes or open wound or bandages will be allowed in the swimming pool.
- No wheeled vehicles are allowed in the pool area (bicycles, tricycles, skateboards, etc.)
- Bathing suits must be worn in the pool. Cut-offs are not allowed.
- No abusive or profane language will be tolerated.
- Any individual bringing a radio to the pool area is required to keep the volume down. If requested by an adult to lower the volume, it must be done.
- No glass containers are allowed in the pool area.
- Each person is responsible for his/her own trash.
- The replacement cost of any Weathersfield property that is damaged will be charged to the responsible homeowner.
- The Board reserves the right to refuse entry or deny pool privileges to anyone at its sole discretion.
- Failure to comply with any of the foregoing rules and regulations may result in the violator being barred from the use of the pool.
- The Association will not be responsible for loss or damage to any personal property of any kind brought into the pool area.
- Violation of the pool rules may result in the loss of pool privileges.

The pool gate is locked for the safety and convenience of the Weathersfield homeowners. Pool keys may be purchased from the management company at a cost to be determined by the Board.

Appendix C: Association Management Information

~~Talis Management, LLC~~ Towne Properties

8305 Falls of Neuse Road, Suite 200, Raleigh, NC 27615

O 919-878-8787 | F 919-376-8800

Community Manager: ~~Bonnie Giles~~ Sandra St John

Community Service Administrator: Kelsey Helmick