

MEWS TOWNHOMES OWNERS ASSOCIATION RULES & REGULATIONS

Updated: 2023

FOR RENT/FOR SALE SIGNS

For Rent/ For Sale signs have been standardized. Real estate agents usually pay for these signs. Please make your agent aware of ARC guidelines. The signs should be placed at the entrance to the dwelling. A small For Rent/For Sale sign can be placed at the juncture of the Legacy Greene Avenue sidewalk and sidewalk leading to the dwelling pointing to the dwelling for sale.

No signs in windows or doors allowed.

Political signs must be no larger than 4 square feet (e.g. 24 x 24 inches, 18 x 32 inches). They must be placed within 4 feet of the home's exterior and may be placed 45 days before an election but must be removed no later than seven days after an election.

Security signs by Security Company only are allowed and must be placed within 4 feet of the home's exterior.

RAIN BARRELS

Rain barrels must be a solid color. The pipe leading from the downspout to the rain barrel must be white.

Only one barrel is allowed for each dwelling with a maximum capacity of 80 gallons.

COMMON ITEMS

Front porch lighting may be Black or Chrome in color. Patio lighting must match front porch lighting.

Benches must be approved by ARC and cannot be placed where they may impede grounds crew.

Clotheslines of any sort are not allowed.

Water hoses must be stored and kept neatly on your patio or deck area.

Portable basketball hoops are prohibited.

Window mounted air conditioners or fans are not permitted in the community.

WINDOW TREATMENTS

Only products specifically designed as window treatments may be used in windows.

Broken or damaged blinds are not permitted.

PARKING

All cars parked in the community must be in operating condition and properly licensed. Trailers, boats and RVs may only be parked temporarily, for a single time, for a maximum of 48 hours as long as they do not block parking or impede movement of other vehicles. MOVING TRUCKS, OR PODS may be parked in the Owners parking space for a MAXIMUM TIME OF 48 HOURS.

Construction Trailers, Dumpsters, Pods, Moving Trucks or any portable storage – Permission must be granted by the management company. They may only be placed in the unit's assigned parking space. Every effort must be made to have them removed within 48 hours. They may not be stored in the community parking area.

Play equipment, toys, bicycles, et cetera, must not be left in or on any of the common areas.

FLAGS

State, country and decorative flags may be displayed in the community. The flag must be displayed "in a manner consistent with the patriotic customs set forth in 4 U.S.C. §§ 5-10, as amended". Confederate flags are not permitted. The Board reserves the right to remove any offensive or questionable flag.

GARBAGE, YARD WASTE, TVs and FURNITURE

The containers in the enclosed trash areas are for garbage, recyclables and cardboard ONLY.

All cardboard boxes must be broken down and placed inside the recycle container.

All solid/bulk waste is the responsibility of the Homeowner.

All solid/bulk items such as furniture, mattresses, electronics, televisions, appliances etc. should be taken to the dump at 9300 Deponie Drive in Raleigh, just off Durant

Road.

OUTSIDE HOLIDAY DECORATIONS

Holiday decorations can be displayed two weeks before and two weeks after each respective holiday. The exception is Christmas and all holidays that fall between November 15 and January 25th.

POOL

No grills of any kind or glass products are allowed in the pool area. Please obtain and review current Pool Rules.

OFFICE IN THE HOME/HOME BUSINESS

No signs may be placed on the property advertising the business. The business/office must not impact the traffic or parking.

RENTAL/LEASE PROPERTY

OWNERS MUST DISTRIBUTE A COPY OF THESE RULES AND REGULATIONS AND THE ARCHITECTURAL GUIDELINES TO RENTER/LESSEE. OWNERS WILL BE HELD ACCOUNTABLE AND FINED FOR THE ACTIONS OF THE RENTER/LESSEE

OPEN BURNING/FIRE PIT

Per Wake Forest Fire Code: Multi-family properties are prohibited from having/using portable outdoor fireplaces, chimineas, patio fireplaces and fire pits. (Source: www.wakeforestnc.gov) This excludes food grills with an open/close lid, which must be pulled away from walls and fencing when in use.

This is non-negotiable for safety reasons.

SATELLITE DISHES AND ANTENNAS

No radio, television, or other antenna, aerial or satellite dish may be installed without the approval of the Architectural Review Committee, except as follows:

- a. Satellite Dishes: Satellite dishes that are one meter or less in diameter and are designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, may be installed without pre-approval. If adequate reception is available, satellite dishes must be located on the rear exterior wall or rear roof of the residence, or the rear yard behind the

residence, and to the extent possible must not be visible from adjoining lots, streets, or common area.

b. Other Antennas: Antennas that are one meter or less in diameter or diagonal measurement and are designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite and antennas that are designed to receive local television broadcast signals may be installed without pre-approval. If adequate reception is available, such antennas must be located on the rear roof of the residence, or the rear yard behind the residence, and to the extent possible must not be visible from adjoining lots, streets, or common area.

The Architectural Review Committee may enact requirements regarding screening and plantings as may be necessary to ensure that dishes and antennas are screened from view. Owners are solely responsible for maintaining satellite dishes, antennas, and all related equipment. Owners are not permitted to install satellite dishes or antennas of any type on the Common Area. Dishes and other antennas and accompanying equipment should be placed to blend in with the surrounding area where located and must be screened from view where possible. The ARC may require screening and/or plantings as may be necessary to ensure that dishes and antennas are screened from view. Owners are solely responsible for (1) maintenance of satellite dishes, antennas, and related equipment and (2) any damage arising from the installation of a satellite dish, antenna or related equipment and (3) for removing any dish, antenna or equipment if necessary for the Association to perform its maintenance duties or if the dish, antenna or equipment is no longer in use.

SHEDS/STORAGE BUILDING OR STORAGE CONTAINERS/BOXES

Sheds, boxes, or stand alone containers are not permitted per Section 4.3 paragraph (a) of our Declaration of Covenants

UNATTENDED CHILDREN

Unattended children are prohibited from playing in the street, common areas and at the pool. No one is permitted to play in the street. No one is permitted to store play equipment or use play equipment in the street. Abandoned play equipment will be confiscated.

Updated on this day: Nov 13, 2023