

VILLAGES EAST HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

The following Rules And Regulations have been adopted by the Board of Directors.
These Rules and Regulation apply to all residents of Villages East and their guests

EXCESSIVE NOISE. Villages East has a 24 hour noise ordinance. Because of the close proximity to many neighbors, stereo and TV volumes must be kept at a minimum. Be aware that slamming doors and loud talking in the corridors can be heard by everyone on your side of the building. Report noise violations to Raleigh Police Dept. 11:00 PM-7:00 AM. All other noise violations should be reported to Management at 919-497-2100.

PETS. All pets must be on a leash at all times while in the common areas. Pets are not allowed in the swimming pool area or club house. Pets cannot be left un-attended on patios, decks, screened in porches or common areas. The designated areas for pets to do their "business" is the hills above volley ball courts, and the area along the black fence on Grey Harbor Dr. Pets are not allowed to do their business within 50 feet of any sidewalk or building. Pet owner are required to remove their pets waste from Villages East grounds.

COMMON AREAS. Outdoor furniture, bicycles, toys, tethered pets, or decorations are not permitted in any of the common areas. Fencing and railings around units decks or porches can not be used to hang towels, rugs, clothing etc. if it can be seen by other homeowners. The common areas cannot be used for any type of gathering, party, or group activity. The address pedestals are not to be used as a place to sit. All trash shall be placed in a trash receptacle. Nothing is to be stored in the common areas. **LITTERING THE GROUNDS WITH TRASH, CIGARETTE BUTTS, CHEWING GUM, ETC. IS PROHIBITED.** Please report anyone violating the trash rules to management.

PARKING. Residents are allowed 2 parking spaces per unit. Guest should not use parking spaces closest to the buildings. The designated guest parking area is on the north side Grey Harbor Dr., by the black fence. Any vehicle that is disabled, has expired plates or abandoned, or parked in a handicap space without a handicap sticker will be towed at the owners expense.

WINDOW, DOORS EXTERIOR. All window dressings shall be white. Using towels, sheets, blankets, etc for window treatments is prohibited. Any exterior door and hardware replacement must conform to the existing exterior doors of the building. Door Knobs must be brass colored door handle and dead bolt, consistent with all other door handles. Single door knobs with key hole in the middle are not allowed.

SATELITE DISHES, ANTEANNAS. Dishes and antennas must be portable, and located in an area exclusive to an individual unit. Dishes and antennas are not allowed to be placed in the ground, or attached to any exterior siding, railing, fence, roof etc.

DUMPSTERS. Dumpsters are for regular house hold trash. All trash should be placed **inside** the dumpster. Leaving refuse outside the dumpster is prohibited. Anything not going into the dumpster must be taken to the City Dump on Durante Rd.

SIGNS. 1 Real Estate sign not to exceed 36" x 25" can be placed in the window of a unit. Signs are not to be placed anywhere on the common grounds. Any home made or non-professional sign must be approved by the Board of Directors..

ALCOHOL CONSUMPTION. The consumption of alcoholic beverages in the common areas, and parking lots is prohibited. The only exception is the pool and volley ball areas. **Glass bottles are prohibited in these areas.** All alcoholic beverages must be in non-descriptive containers. Can containers, or huggers are required to disguise the labels and content of containers. You must be 21 to consume alcoholic beverages.

RENTERS. Tenants and guests must follow the Rules and Regulations. Homeowners are responsible for the behavior of their tenants and their tenants guests. Homeowners must provide Management with a copy of valid lease for all tenants. Failure to do so can result in loss of privileges, such as loss of pool usage. The Home Owners Association will take legal action, at the homeowners expense, to remove any problem tenant that violates the Covenants, Rules and Regulation, or by-laws of the Association.

AMINITIES. Only homeowners who are current in their Homeowner and assessment dues are eligible to use the pool and clubhouse. The security code for those who are not current will be deactivated. Those with deactivated pool codes are not allowed in the pool or clubhouse at any time. Owners or their tenants with deactivated codes found in the pool area will have their pool privileges suspended for the season.

CONDUCT. Loud, abusive, or profane language is prohibited in common areas, parking lots, club house, pool etc. Loud, abusive, or profane language inside any unit is prohibited if it can be heard by other residents. The wearing of gang clothing, or any sign of gang affiliation or activity is prohibited. Men must wear shirt while in the common areas, except while using the pool or playing volleyball. Exposed underwear is prohibited.

GRILLING. All grilling must be done at least 10 feet from buildings

PENALTIES. Violation of published Rules and Regulations may result in loss of privileges (parking, pool, voting), or monetary fines. Any violation of the Rules and Regulations, or Covenants of Villages East can result in a \$50.00 fine **per infraction.**

CONSTRUCTION NOISE. Any type of construction, renovation, repairs, etc. of a unit, that includes hammering, sawing, compressors, or any other work generated noise is to be done on weekdays; Monday – Friday, between the hours of 8:00 A.M. and 7:00 P.M. this type of work and noise is prohibited on weekends and holidays, except for emergencies and projects with prior, written approval from the board.

PATIOS AND DECKS. Any patio or deck area, exclusive to an individual unit, that is visible by any neighbor, must be kept neat and free of debris and garbage at all times. This includes cigarette butts, trash bags, drink cans, etc. Junk, construction materials, old appliances and furniture etc. is not to be stored on any deck, patio or common areas.

2013 UPDATE: PENALTIES. Any violation of the rules and regulations or the covenants of Villages East, by owners, renters, or their guests, is subject to a **\$100 fine per infraction to the unit owner.**

POOL RULES.

1. The pool is for Villages East residents and their guests only
2. **Unit residents are allowed a maximum of 4 guest only.** Large parties are prohibited without prior approval of Management.
3. **Unit owners or residents must accompany their guest at the pool at all times.**
4. No one under the age of 13 is allowed in the pool area without the presence of an adult
5. Regular swimwear is required. Cut offs, underwear etc are prohibited.
6. **County ordinance and Villages East Rule. No swimming after sunset**
7. Deck and clubhouse must be vacated by 10:45 P.M. The clubhouse is on a monitored alarm system. Anyone in the clubhouse or pool area 11:00 P.m. to 7:00 A.M. will be cited for trespassing by Raleigh Police.
8. Music is discouraged. A lot of residents want to relax, and not be subject to someone else's particular brand of music. Loud music is prohibited.
9. Management and/or board members may spot check key numbers at any time. When asked, all key holders must produce their key for verification. **DO NOT GIVE YOUR SECURITY KEY OR CODE TO ANYONE.** Failure to produce a key when asked will result in pool privileges being suspended. If a key or code is found in the possession of someone who does not live at Villages East, **it will be immediately confiscated, and pool privileges will be revoked.**
10. There is a \$125.00 fee to replace lost keys
11. Only 1 key per unit will be issued.
12. The locked clubhouse room and kitchen can be rented by **home owners who reside at Villages East** only. Parties larger than 4 people must be approved in advance. The fee to rent the area is \$100.00, plus a \$100 deposit
13. Loud or abusive language, profanity, illegal activities, or rowdy behavior in the pool area or common grounds is prohibited.
14. **GLASS BOTTLES ARE NOT ALLOWED IN THE CLUB HOUSE OR ANYWHERE IN THE POOL AREA.**