

The Villages of Wakefield

Community Rules & Regulations

Architectural & Landscaping Changes and/or Additions

In general, any permanent changes made to the exterior of your home or yard requires prior approval by the architectural review committee (ARC). Attached architectural submission form is to be filled out and submitted to Towne Properties as directed on the submission form. Please note that approvals may take up to thirty days.

Villages of Wakefield Homeowners Association, Inc.
c/o Towne Properties
P.O. Box 99149
Raleigh, NC 27624
EricaAdams@towneproperties.com
Fax: 919-376-8800

Temporary Structures

- Storage Sheds – Requires ARC approval.
- Trampolines – Allowed only in rear yards positioned such that they are not visible from the front yard street. ARC approval required.
- Portable Basketball Goals - Goals are to be stored a minimum of 15 feet away from the front curb when not in use.
- Dog Houses – Allowed only in rear yards positioned such that they are not visible from the front yard street. Dog house is to be maintained in an acceptable aesthetic condition. ARC approval required.
- Swing Sets – Requires ARC approval.
- Grills, Lawn Furniture – Allowed only in rear yard such that they are not visible from the front yard street. Condition of these temporary yard items is to be kept in an aesthetically acceptable condition. Property owners are encouraged to minimize impact on neighboring properties when selecting location of furniture.

Fences

No fence, wall, hedge or mass planting shall be permitted except by prior approval of the ARC as to height, materials, color, and location. No fence shall exceed six (6) feet in height. No fences are allowed in the front yards. No chain link fences are allowed.

Parking

Long term and over night parking are not allowed on the streets. Please review attached parking policy and enforcement.

Trailers / Boat Storage/ Commercial Vehicles

No storage of trailers, boats or commercial vehicles is allowed other than in garages.

Building Materials / Yard Storage

Building materials and other materials are not to be stored in your yard. These materials should be kept inside your garage, in an approved storage shed or on / under deck (see decks).

Decks

Decks are to be kept maintained, clean and aesthetically presentable. Materials may be stored on decks such that they are screened by use of a tarp or other appropriate material. Materials may be stored under the deck so long as they cannot be seen. This may require adding lattice work at the base of your deck.

Garbage Bins / Recycle Bins

Garage bins are to be stored in garage or at the rear of the property such that they are not visible from the front yard street or your neighbor's side yard. Recycle bins when not in use are to be stored in your garage. Bins can be placed at the curb the day prior to collection and are then to be removed the day of collection.

Yard Maintenance

Grass is to be kept trimmed and neat. Grass areas and flower beds are to be kept free of weeds. Shrubs and bushes are to be pruned appropriately. Yards which have significant loss of grass or are being overrun by weeds and crab grass are to be reseeded in a timely basis.

Animals

The Villages of Wakefield requires compliance with the Raleigh Ordinances for pets and animals. If there is an issue please contact the Raleigh Animal control at 807-5260.

Signs

No signs other than real estate signs are allowed in your yard. Real Estate signs should be placed within fifteen feet of the front of your house. Real estate signs include "for sale" and "for rent".