

Courtyards of Preston Homeowners Association Rules and Regulations

This Booklet is to be kept by the occupant and passed on to the next owner at closing or to the next renter if rental property.

April 2, 1998

Courtyards of Preston Homeowners:

The Board of Directors of the Preston Courtyards Homeowners Association appointed a committee to review and rewrite the Rules and Regulations of the Association to agree with and fall under the master Preston Covenants and Rules & Regulations. On March 17, 1998, the attached Rules and Regulations for Preston Courtyards Homeowners Association were unanimously adopted by the 11 home owners that were present.

Copies of the Minutes of that meeting, the newly adopted Rules and Regulations and the Town of Cary Pet Ordinance are being hand delivered to the homeowners residing in the Courtyards by a member of the Board of Directors. Each homeowner is receiving a copy of the plat that shows their area of responsibility in the Common Open Space and Limited Common Areas. Red topped wooden stakes will be placed at the rear property lines to visually delineate the area under each homeowners responsibility. The plat defining these areas is Registered with the Wake County Register of Deeds. The official Homeowners Association copy of this plat is placed in the Courtyards of Preston Homeowners Association files.

All absentee homeowners are receiving their copies of the Minutes, Rules and Regulations, area of watering responsibility (the plat) and Town of Cary Pet Ordinance via 'Registered Mail Return Receipt Requested' to ensure receipt of the information by the Homeowner.

Absentee homeowners are asked to notify the Board of Directors of the procedure you will follow to ensure these guidelines are adhered to for your rental property and to whom we should submit a bill if it becomes necessary to take remedial action. Each renter will be copied on the information but it is the Homeowners responsibility be sure these rules and regulations are followed. It is very necessary that arrangements be made as soon as possible for the spring growing season for grass and shrubs is here. To protect the investments of all of us, it is vitally important that steps are instituted to water and protect the appearance of the Courtyards of Preston.

We sincerely hope you understand this entire process is to improve, enhance and maintain the quality of life and our individual investments in the Courtyards of Preston. Thank you for your timely response.

Sincerely,


Fred Camplin


Harvey Pobiner


Chuck Gibson

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COURTYARDS OF PRESTON HOMEOWNERS ASSOCIATION

Rules and Regulations

Adopted March 17, 1998

The Board of Directors is empowered by both the By-Laws and the Covenants of The Association to draw up Rules and Regulations. In the By-Laws, this is referenced in Article VII, Section 1, Par. a, and in the Covenants, Article VIII, Section 6.

For example, the By-Laws state that the Board shall "Adopt and publish rules and regulations governing the use of the Common Properties and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof".

Ideally, rules and regulations should be kept to a minimum, and should be reviewed by the Board at least once each year with regard to the need to continue such rules and regulations. Further, the Association should approve of any rules or regulation by a majority vote at a scheduled meeting.

The goal of the Association is to maintain and protect property values as well as the quality of life for the community at the lowest possible cost.

The Association will not involve itself in individual homeowner matters but shall provide information and possible solutions to common problems. All actions on behalf of the Association will be reviewed in the regular meetings.

SPECIFIC

Landscaping

Any homeowner who chooses to enhance the original landscaping on the common property beyond established beds shall ensure from the Courtyards of Preston Homeowners Association that landscaping enhancements will not increase the costs to the Association for maintenance of the common property. In the event an increase is required it shall be the responsibility of that particular homeowner.

Explicit exceptions to the above include the planting of annuals and perennials in the established pine needle beds.

Tree & Shrub Replacement

Homeowners can plant trees and shrubs in accordance with a policy approved by the Association in 1997. This policy states that the homeowner is responsible for the maintenance and replacement of plantings in the private garden area and in the adjacent limited and common areas. In the event of storm damage or other extraordinary occurrence that damages trees and shrubs, the Association will be responsible for tree and shrub replacement or making the decision not to replace. Damaged or uprooted trees will be removed from the common areas regardless of that decision.

Lawn Maintenance

Homeowners will be expected to ensure the watering of their Limited Common Area and designated Common Open Space surrounding their homes sufficiently to maintain the viability of the grass. In those cases where grass dies and must be replaced/replanted, the cost shall be billed to the homeowner for payment.

Pets

Any Pet walked outside should be on a leash and its solid waste must be picked up immediately from Limited Common Areas or Common Open Space. Failure to do so will result in the homeowner being assessed the cost of cleanup by an agent hired by the Homeowners Association. See attachment from the Town Of Cary Ordinances concerning pets.

Nuisance

No noxious or offensive activity shall be conducted upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No trade materials or inventories may be stored upon any Lot and no trucks having tonnage in excess of one (1) ton, tractors, inoperable motor vehicles, rubbish, trash, or unsightly materials of any kind may be stored, regularly placed, or allowed to remain on any Lot except that trash, leaves, tree limbs, materials for recycling pick-up and similar items may be kept or placed on a Lot temporarily and only for such time as is reasonably necessary to enable the appropriate governmental or private entity to remove same from the Lot. (From Preston Homeowners Covenants, Declaration, page 19, Section 4).

Follow/ are some important sections of the Town's Animal Control Ordinance that may be beneficial to pet owners.

NUMBER OF DOGS/CATS ALLOWED PER RESIDENT:

Two dogs over the age of four months. No limit on cats.

RABIES LAW

Every dog and cat over four months of age must be inoculated against rabies. All dogs and cats must wear a valid rabies tag at all times.

ANIMAL BITES

All animal bites must be reported to the Wake County Health Department (755-0761). Animal bites should also be reported to the Town's Animal Control Unit. The owner of any animal which has bitten a person must confine that animal for a period of ten days and in a manner required by the local health department.

CITY TAGS

All dogs and cats four months of age or older are required to wear a city tag. Tags are valid from January 1 through December 31 of each year. Proof of current rabies inoculation is required each year to purchase city tag. Proof of spay/neuter is required to get 50% discount.

LEASH LAW — CATS AND DOGS

The Animal Control Ordinance states that "it shall be unlawful for the owner of any domesticated animal to allow such animal to be at large within the corporate limits of the Town of Cary or on any city property." Owners must confine their animals to their own property or have the animal on a leash or lead when off of their property.

LOST-FOUND-STRAY ANIMALS

Report all lost, found or stray animals to the Animal Control Unit by calling 469-4012. SPCA 772 3202

NUISANCE ANIMALS

The Town of Cary Animal Control Ordinance provides comprehensive procedures for the handling of nuisance animals. A nuisance animal is described as one that is:

- found repeatedly running at large
- damaging property
- fouling the air with odors
- habitually making loud noises or barking
- endangering the public health
- vicious
- causes unsanitary conditions of enclosures or surroundings
- by virtue of number or type is offensive or dangerous to public health

IMPOUNDMENT

An animal may be impounded if it is:

- lost, stray or unwanted
- not under proper restraint (not within the owner's real property limits or secured by a leash or lead.)

RECLAIMS

You can reclaim your pet at the S.P.C.A. in Garner between 10 a.m. - 4:30 p.m. Mon. - Sat. You will be required to show/pay:

- Proof of current rabies vaccination
- Proof of current rabies vaccination
- \$10.00 reclamation fee
- S.P.C.A. boarding fee

PENALTIES FOR VIOLATIONS

The Animal Control Ordinance provides for civil penalties for any violation of the ordinance. Failure to pay these fines may result in additional penalties and court costs or criminal prosecution.

FOR MORE INFORMATION ON THESE OR OTHER ANIMAL-RELATED MATTERS, PLEASE CALL THE TOWN OF CARY ANIMAL CONTROL UNIT AT 469-4012.