

Olde Raleigh Homeowners Association

Rules, Regulations and Policies

The following rules, regulations and policies are provided for your convenience, and are not at all inclusive of the Homeowners Association's Declaration of Covenants. This information serves as a quick reference to frequently asked questions. You should refer to your Association's Declaration of Covenants for additional information.

Alterations No exterior alterations, modifications, or additions are allowed without prior written consent of the Board of Directors and the Architectural Review Committee. A request must be made in writing to the Committee if you plan any change to the exterior of your home. This includes fencing and major landscape changes. Please refer to the published Architectural Review Guidelines for detailed information.

Clubhouse We encourage the use of all facilities in Olde Raleigh by homeowners. We have a major investment in the amenities and suggest you consider their use for social events. In order to schedule parties, please use the following guidelines: 1. Smoking is prohibited in clubhouse and indoor pool area. 2. Contact PPM, Inc. at 848-4911 to make preliminary arrangements. 3. If facilities are available on your requested date, confirm with a note providing times, details, etc., and include a damage deposit check for \$100.00 and Private Party rental fee of \$50.00. 4. Contact PPM to obtain the key code for the locked box located at the front of the clubhouse. 5. If you use either pool please confine activities to the pool area. We do not want "wet traffic" between the club room and pool. Also, observe all normal pool rules. 6. Please clean up after the event is over. Remove all trash and rearrange furniture, sweep and mop floors, tidy bathrooms if necessary. Trash containers are provided behind the clubhouse. 7. PPM, Inc. will inspect the area after the event and return your deposit check. If food is brought into the clubhouse, please monitor activities as you would in your own home. We want to avoid unnecessary spills and stains. Please be aware that a private parties at the pool does not preclude use of the facilities by other members of the Association. The above procedures should assist in a smooth operation with a minimum of rules. The Board reserves the option to revise these guidelines as necessary.

Common Areas Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering, including the cleaning up after your pets.

Dues Homeowners Association fees are due on the first of each month. Dues not received by the 30th of the month are delinquent. If dues are not received by the end of the month due, a late charge of \$20.00 is applied to comply with NC Chapter 47 F.

Fishing Please refer to the Pond Rules posted on the Olde Raleigh website and page 18 of this document. Children under the age of 16 must be accompanied by an adult.

Land Use No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed three stories in height, and outbuildings incidental to residential use. Operating a business from your home that creates a nuisance in the community is not permitted.

Maintenance of Lots If in the opinion of the Board, an owner fails to maintain his property in a neat and orderly condition or otherwise neglects his property and allows unsightly conditions to develop, the Board, after thirty (30) days written notice to the owner, may, but is not obligated to, take steps to remedy the problem at the owner's expense. This includes vacant lots.

Noise Being thoughtful of one's neighbor is especially important in a community such as Olde Raleigh. Loud noises from television, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11:00pm and 8:00am. If a

homeowner should be disturbed by a loud noise, he should first contact the owner. If the disturbing party is uncooperative the local law enforcement agency should be contacted.

Pets All pets shall be kept under the direct control of their owners at all times and shall not be allowed to run free or otherwise interfere with the residents. Any inconvenience, damage, excrement or other unpleasantness caused by any pet shall be the responsibility of the owner. Pets must not disturb or annoy residents or guests. These requirements are in accordance with the Raleigh City Leash Ordinance.

Pools (Indoor and Outdoor) Outdoor Pool opening; May – Date to be published –Pool closing: End of September - Pool hours: 6 AM-8:30 PM; Indoor Pool – Year Round, 6 AM – 11 PM

1. Please use pool at your own risk. We do not have a lifeguard on duty.
2. **Children under 16 years old must be accompanied by a parent or other adult.** (The accompanying adult must be 18 years of age or older).
3. Proper swim attire is required at all times. (This means bathing suit attire. No cut-offs, street clothes or underwear).
4. The following items will not be allowed inside the pool area: a. Bicycles, skateboards, etc. b. Pets. c. Large floats, floating chairs, large balls or playing devices. d. Glass objects.
5. All family members of homeowners may use the pool at any time. Guests of members will be allowed at no charge. Members must accompany their guests and adept full responsibility for them.
6. In order to respond to suggestions from the "older set," it was agreed that ten minute adult swim periods would be observed, on the hour.
7. Please clean up your area when leaving pool, discard trash in appropriate containers and close umbrellas.
8. Smoking is not permitted in the indoor pool area.
9. Annual Pool Rules will be published and posted at the pool.

Prohibition of Television Antennae & Clotheslines **Television** antennae and outdoor clotheslines are prohibited on properties of Olde Raleigh.

Satellite Dishes Satellite dishes 18 inches or less may be placed out of sight from street.

Signs The following types of signs are permitted and are not considered a violation of the Covenants prohibiting signs and billboards:

A. PERMANENT SIGNS: Signs displaying house numbers, name of the resident(s) and/or name of the home, not to exceed 4" in dimension. No other permanent signs should be displayed.

B. TEMPORARY SIGNS:

- 1) A single real estate "For Sale" or "For Rent" sign of not more than five square feet.
- 2) A contractor's or builder's sign not to exceed five square feet during construction or approved alteration, (including landscaping) provided that the signs are removed within 30 days of the completion of construction or alteration of the property.
- 3) "Open House" signs are permitted only during the hours during which the premises are open. This includes all such signs anywhere within the borders of the Subdivision, its entrances and streets, but not located on the property of another homeowner without his/her permission.
- 4) Political signs may be displayed 30 days prior to an election and must be removed 3 days after the election.

No other temporary sign is permitted unless approved by the Architectural Committee. All community message signs must be posted in installed message boards located at the gate entrances. No signs of any kind may be attached to the gates or the gate controls.

Speed Limit The speed limit on all streets in Olde Raleigh is 20 miles per hour. Exercise care when driving through the neighborhood in order to ensure the safety of all residents and guests.

Temporary Structure No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

Tennis Courts The following rules apply: 1. Members and guests only. 2. Use of the tennis courts will be limited to one (1) hour time intervals. 3. Soft soled tennis shoes only. 4. Shirts required. 5. No activity of any kind except tennis is allowed on the courts. (No skateboarding, bicycling, and rollerblading, etc.). See full rules at www.olderaleigh.com and on page 20.

Trash Containers Trash containers and trash should be kept in the garage or an enclosed utility yard and not visible from the street or an adjacent lot. Trash and containers should not be put out ahead of the regular schedule and should not be left out after trash is collected.

Trash Pick-Up Tuesday is Garbage, Yard Waste & Recycling Collection. Yard waste will only be collected in clear plastic bags. The holiday schedule for trash pick-up is always announced in the newspaper the week prior to the holiday. If your trash is not collected, call the City of Raleigh Solid Waste Services at 919-831-6890 or 919-831-6522.

Vehicle parking The parking of vehicles on the streets of Olde Raleigh is prohibited except for guests who will remain for a short time. Parking should be temporary and not extend to overnight parking on the streets. Homeowners should park in their driveways or parking pads. Recreational vehicles and trucks are never permitted to be parked on the street or where visible to the adjoining property owners.