

AMBER RIDGE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

1. GENERAL: The following rules and regulations are designed to make living at Amber Ridge and The Pointe at Amber Ridge pleasant and comfortable for each member of the Association. The restrictions that are imposed upon the members are for the mutual benefit of all. The responsibility to abide by these rules lies with each property owner. The cooperation and consideration of each member is vital to the success of our community.

2. DUES: Annual HOA dues are due on January 1st and considered late on January 31st. Any homeowner who is in late will be subject to a \$20 monthly late fee, may have a lien filed on your home, and will be responsible for any attorney collection fees. In severe cases of delinquency, the HOA has the right to foreclose on any home for non-payment of dues or fines.

3. ARCHITECTURAL REQUESTS: Prior to any exterior alterations or additions (such as fences, storage buildings, decks, screened porches, etc.) an architectural application must be submitted to the management company. All requests must include a final survey of the plot with placement of all items requested; a written description of the materials to be used, color, dimensions, etc.; and any pictures, ads, brochures, etc. to assist the HOA in their decision. The HOA, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.

4. PARKING: Whenever possible, automobiles and motor vehicles should be parked in the driveway and not on the street. Any vehicle that is parked in the grass and on the road edge that is blocking the flow of traffic should be reported to the Wake County Sheriff. All vehicles parked within Amber Ridge must be in operating condition both legally and mechanically (i.e., current license plates and no flat tires, broken windows, leaking oil, etc.). Vehicles should not be parked on the front lawns. Boats, trailers, campers, RV's, and all similar property shall not be parked on the street or in the front of the homes. These items must be stored in the garage or in the rear of the home with adequate and approved screening provided so it is not visible from the street or adjoining lots.

5. AUTOMOBILE REPAIRS: Minor vehicle repairs are allowed including those that can be completed in one hour's time (oil changing, tire changing, spark plug replacement, etc.); however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left up on jacks or blocks.

6. SPEED LIMIT: Special attention should be exercised when driving within the community to ensure the safety of all residents. The current speed limit in the community is 25 MPH. Please report anyone speeding to the Wake County Sheriff's office.

7. MAILBOXES: Repair of any damage done to mailboxes is the responsibility of the homeowner and is not an HOA issue. All mailboxes must be repaired or replaced with the same or similar style mailbox and post that was there before. If you feel that the damage was caused by a trash truck, please contact the waste removal company to report your claim.

8. NOISE: Being thoughtful of one's neighbors is especially important in a community such as Amber Ridge. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11pm and 8am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted.

9. SIGNS: Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted. Political signs are allowed, but must not be installed more than 45 days prior to the election and must be taken down within 7 days after the election.

10. PETS: Any inconvenience, damage, excrement, or unpleasantness caused by any pet shall be the sole responsibility of its owner. All dogs and cats 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 comfort and convenience of any resident or guest.

No farm animals, livestock, or poultry of any kind is allowed, nor may be raised, bred, or kept for commercial purposes. Dog runs are not allowed. **If there is an issue with a loose or vicious dog, or dog waste please call Wake County Animal Control. If a dog is barking after 11pm please call the Wake County Sheriff's office.**

11. DWELLINGS: Each home shall be used for residential purposes only. No "at home" business signs or advertisements are allowed. Home daycares are not allowed nor are any other home-based businesses that require customers or clients coming to the property to conduct business.

12. HAZARDS: The discharge of firearms, fireworks, or any other noise making device is not permitted at any time.

13. COMMON AREAS: Every homeowner should protect their interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. Most of the common area in Amber Ridge is intended to remain natural open space and will not be maintained except along the road edge.

14. STORAGE BUILDINGS: Storage buildings need to be on a slab on grade or underpinned such that you can not see underneath. It is suggested that storage buildings also be in a like color of the dwelling and placed within the sight lines of the dwelling. Storage buildings must be approved by the HOA prior to construction.

15. CLOTHES LINES: Clothes lines of all kinds are prohibited. Clothes should not be draped over front porch railings or be left outside to dry.

16. TRASH RECEPTACLES: Trash receptacles (cans/bins) should be properly stored so they are not visible from the street.

17. LAWNS & LOTS: No owner shall allow their grass to be tall or allow rubbish to accumulate. Weeds should be trimmed along the side of the home and along the outside edge of fences. The area along the roadside should be well maintained. Each owner should maintain their property to present a pleasing appearance. The HOA reserves the right to cut a lawn that is in violation and bill the owners account accordingly.

18. TOYS: Children's toys should be stored in the rear of the home and not visible from the street. Please be considerate of your neighbors and put away all toys when they are not in use. Basketball goals are allowed if there are no complaints from your neighbors and are not a nuisance.

19. SATELLITE DISHES: Per Federal law, satellite dishes less than 24 inches in diameter are allowed to be installed on your direct property without approval from the HOA. We prefer that they are placed in the rear of the home or in the most aesthetically pleasing location as possible.

FINES

Owners of lots that contain violations may be assessed fines by the Association. A warning letter will be sent to the violator asking them to rectify the situation. If the violation is ongoing, or not corrected, a fine may be charged to your account. The first fine is \$50.00. The second fine will not exceed \$100 per week. **Any lawn that is cut by the HOA due to poor maintenance will be billed back to the owner at the actual cost which is usually \$50.**

DOCUMENTS

All documents are available for download on the homeowner portal, Community Café.

**These rules have been updated as of December 1, 2022.*