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WELLINGTON RIDGE

HOMEOWNERS ASSOCIATION BOOK OF INFORMATION

March 2022
(revised)



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RULES AND REGULATIONS

The following Rules & Regulations are designed to make living at Wellington Ridge pleasant and comfortable for each resident. Homeowners will be responsible for both actions of themselves and their tenants. The cooperation of each resident is needed to ensure compliance with the Rules & Regulations of the community.

ENFORCEMENT OF RULES

The HOA Board of Directors, under NC General Statute 47F-3107A, has the authority to impose a fine of up to \$100 a day for each day that a violation of the Covenants exists. These fines are added to your account and unpaid fines may result in a lien upon your property ultimately enforceable by foreclosure. Continued noncompliance and nonpayment of the fine will result in the continued imposition of the fine and initiation of an action to foreclose the fine for the accrued amount of the fine.

COMMON AREA RULES

Pets

Only one dog is allowed in each unit. Cats will be limited to two per unit. Pets shall not disturb, annoy, or threaten residents. Pets must be kept on a leash anytime they are on common property; this includes walking to vehicles and/or mailboxes. Owners must also pick up after their pets. No dogs shall be allowed to relieve themselves near walkways, shrubbery, trees, or air conditioning units. No pets shall be left outside or on patios unattended. Any owner who presently owns two dogs or three cats will be allowed to keep them, but not be allowed to replace them. The Board may exclude any pet in its sole discretion they deem to be a nuisance to other unit owners or the association.

Any resident who does not cleanup after their dog or allows excessive barking should be reported directly to Cary Animal Control, 919-469-4012.

Grills:

Gas grills may NOT be stored or used on patios or decks. Gas grill storage tanks may NOT be stored on decks or in storage areas. Gas and Charcoal grills may be used if placed 10 feet from any combustible structure. Charcoal grills may be stored on a lower deck or in lower outside storage as long as all charcoal ashes have been removed after the grill is completely cooled. Electric grills may be used if they do NOT use loose heat storing material such as lava rock. North Carolina Fire Code 308.3.1 for Open Flame cooking devices and LP gas fueled cooking devices indicates: Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. You may not store a grill on your deck or balcony if it has the gas storage tank included with it. No cooking on gas or charcoal grills can be done from a deck or patio area. Fines will be levied as well as the Town of Cary Fire Department will be notified.

Satellite Dishes

Satellite dishes are permitted with an approved Architectural Application. They need to be placed in the least visible location from the street where you can get a signal.

Parking

Due to the layout of the buildings and parking areas, it is not possible for every resident to park two vehicles directly in front of their building. Owners and residents are responsible for informing guests

and visitors of the appropriate parking location. The assigned parking spaces for each unit are included in this welcome package. Parking is only allowed in designated parking areas.

Recreational Vehicles and Commercial Vehicles

Recreational Vehicles and commercial vehicles are not allowed in Wellington Ridge, including, but not limited to boats, trailers, campers, towed vehicles or equipment, vehicles with more than two axles, vehicles more than 19 feet in length, commercial vehicles including panel trucks, any vehicle with painted or lettered signs, and unlicensed or inoperative vehicles. Unlicensed motorized vehicles (toys) are strictly prohibited.

Personal Property

No personal property including, but not limited to toys, bicycles, skateboards, garbage cans and recycling bins should be left in the streets, parking areas, yards, common areas, limited common areas, or any visible areas. Your patio or deck must be kept clean and neat at all times.

Signs

Any signs (including realty signs) should not be placed on common property without prior permission from the board of directors. A unit is allowed to place one realty sign in a window of the unit without board approval. Flyer boxes may be placed in the grass just to the right or left of the sidewalk where it forks to either side of the stairwell or, on buildings with steps up or down to the building, flyer boxes may be attached to the handrail. Flyer boxes must be removed when the home is under contract.

Yard Sales

Yard sales in Wellington Ridge are held as a community event and they are coordinated through the Association. Please contact the Management Company if you are interested in organizing a community-wide yard sale.

Plantings

Plantings require the prior written approval of the board of directors. Vegetables may not be planted on the side facing the roadway. Ivy and vines on the exterior building surfaces are difficult to control and increase the cost of maintenance. Therefore, no ivy or vines are permitted on any buildings.

Garbage and Trash

Garbage should be placed in the dumpsters. Please shut dumpster gates after usage. The homeowner should pick up garbage that is scattered. Trash that has to be picked up by the Association will be at the expense of the homeowner from whom it originates. Trash should not be put on decks or patios or in the entryways. Electrical appliances and furniture should not be left at the dumpsters. Violators will be fined. Homeowners may call the City of Cary at 919-469-4090 for disposal. For a minimal charge, the Town will pick up your items and make sure they are disposed of properly.

The Town of Cary also has the following drop off location:

Citizen's Convenience Center

313 N. Dixon Avenue (919) 469-4090

Less than 6 miles away

Monday through Friday - 8 a.m. to 7 p.m.

Saturday - 8 a.m. to 6 p.m.

Sunday - 1 p.m. to 6 p.m.

Holidays - 8 a.m. to 6 p.m.

(Closed on Thanksgiving Day, Christmas Day, and New Year's Day)

- Bulky Trash (furniture, mattresses, etc.) can be dropped off for free. Appliances/White Goods have a minimal charge.

Common Grounds and Paving

Common grounds maintenance, paving, all outside painting, parking lines and space numbers are HOA responsibility. Children shall not play on streets, stairways, roofs or in and around mailboxes. Parents will be responsible for replacing any common property damaged or destroyed by their children. The common grounds may be used for playing, so long as it does not destroy grass or plantings and is not so loud that it becomes an annoyance or nuisance to the neighborhood. Residents shall not erect playground equipment on common grounds. Parents should be sure that children understand that the parking area and roadways are for cars and EXTREME care should be exercised when riding bicycles or playing in those areas. Parents are expected to provide appropriate and vigilant supervision of their children.

Storage

Discretion should be used when storing items on patios or decks. Things like appliances, boxes and other non-patio items shall not be kept on the patio. Garden tools should be put into existing storage units. Non-patio items are unsightly and hinder yard maintenance.

Noise

Being respectful and thoughtful of one's neighbors is especially important. Measures must be taken to keep from disturbing the peace and tranquility to which your fellow neighbors are entitled. Radios, stereos, TVs, or pets should not be heard louder than normal conversational levels from another unit with its doors and windows open. Patio and deck usage should be monitored so that noise is not above normal conversational levels. If a resident should be disturbed, he or she should first attempt to contact the disturbing party. If it recurs, notify the Management Company and the police department.

Vehicles

No vehicle repair work shall be done while on Association property.

Non-licensed motorized vehicles may not be operated in Wellington Ridge under any circumstances.

Tenants

Tenants are required equally with resident owners to abide by the Rules and Regulations, which are to be included in the lease and furnished to all tenants by the homeowner. The homeowner is responsible for their tenants' violations. Any homeowner who needs a copy of this Rules and Regulations for tenants should contact the Management Company.

Decks and Patios

Residents will keep decks and patios neat and clean at all times and not store, hang, drape flags, rugs, towels, laundry or other household items on the railings or other portions of the deck or patio. Residents will respect the rights of others, exercising due care while sweeping dirt, rubbish, trash and other items to make sure that they do not fall onto the property or ground below or in any way annoy occupants of other units. No decorative flags are allowed on patios.

Window Treatments

Only beige or white curtains or Venetian blinds covering the windows may be visible from the outside. No flags, banners, or other colorful material may be used as drapes, curtains, or coverings.

Water

There shall be no watering of lawns due to the high cost of water and sewage. Only residents are permitted to wash their vehicles – no guest vehicles should be washed at Wellington Ridge condos. When using a hose, a pistol grip or other type of nozzle that interrupts the water flow must be used. No hoses may be left unattended. Residents who abuse the exterior water spigots will find the spigots locked.

WHAT TO DO IF YOU HAVE A LEAK

If the leak is in your home:

- Turn off the spigot or toilet.
- Turn off the main water valve to your home located on the back wall of the front closet by your front door.
- If you are on the second floor inform your downstairs neighbor.
- Call CAS, Inc. 919-367-7711 ext. 1506. If you get voice mail **leave a message, including your address and phone number.**
- **DO NOT CALL A PLUMBER OR CONTRACTOR WITHOUT FIRST CONTACTING CAS, Inc. Management Company.**

If the leak is from another unit:

- Immediately go upstairs and let your neighbor know about the leak.
- Call CAS, Inc. Management Company at 919 367-7711 Est. 1506 If you get voice mail **leave a message, including your address and phone number.**
- If the leak is from a neighbor's home and they are not home AND the leak is major, call Cary Public Works (919-469-4090 8 AM to 5 PM weekdays, 919-469-4012 evenings, weekends, and holidays) and ask them to turn off the water to the building.
- The water main for each building is located in a cement box in the ground with a lift lid marked "WATER" located in front of each building. The valve can be turned off with a large pliers or a special Water Key tool. **You should only attempt to do this yourself in the case of an EXTREME EMERGENCY. In the case of an emergency you may also call 911 and the Fire Department can turn off the water to the building.**
- **DO NOT CALL A PLUMBER OR CONTRACTOR WITHOUT FIRST CONTACTING CAS, Inc..**

Common Building Walkways and Entrances

All stairwells and walkways must be kept clear at all times. No storage of any kind is allowed. Residents are responsible for the replacement of light bulbs in front of their unit with 40-watt bulbs. The Association recommends that you use the small fluorescent light bulbs as they last longer and require less electricity. The Association will replace the bulbs in the center of the staircases.

Architectural

- No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior additions or changes to alter appearance be made to include but not limited to sunscreens, storage boxes, etc, until the plans showing the nature, kinds/shape, height, materials and location have been submitted to and APPROVED by the Board of Directors.
- If a handicapped ramp is required, it will be at the expense of the homeowner. The Board of Directors must approve an architectural drawing of the proposed ramp. At the time the homeowner vacates the property, the ramp must be removed, and the property restored to original condition at the homeowner's expense.
- Screened porches/patios may be considered. Owners must submit an Application to the Board of Directors and receive approval before any construction begins.

- Storm doors and storm windows on the rear (patio) may be placed and maintained on condominiums without need for approval of the Board of Directors. A storm door placed and maintained on the front entrance shall be a full view white color storm door. Storm doors having a built in Self-Storing insect screen are considered to meet the “full view” requirement.
- No flower boxes are permitted on rails or windows.
- Anyone wishing to plant shrubbery or plantings must submit a request to the Board of Directors for approval. No vegetables may be planted on the sides of the buildings facing any roadways.
- No outdoor furniture, swing sets, umbrellas, tents, playhouses or similar personal items shall be placed or remain in the common area that would interfere with mowing and maintenance.
- No previously approved modification shall set a precedent for approval.

BOARD OF DIRECTORS & COMMUNITY MANAGER

The Board of Directors meets the third Wednesday of the month at 6:30 pm in the home of one of the board members. The Wellington Ridge Home Owner Association Annual Meeting is held in June.

Board of Directors

Joyce Richardson	President	919-417-6622	jrichardson96@nc.rr.com
Vicki Redman	Treasurer	718-974-5053	vickia17@hotmail.com
Andy Blackman	Secretary	910-260-1200	
Andrew.blackman83@yahoo.com			
Lisa Kerner	Director	919-740-7568	Lisa.Kerner@Crbusa.com
Phillip Bailey	Vice President	478-390-4154	pab642@gmail.com
Jean Campbell	Wellington Ridge Reporter	919-602-4685	campbellbj67@gmail.com
	Director		
Scott Rogers	Director	919-649-7969	maximumchill@gmail.com
Margo Schuler	Director	919 852-1882	margoschuler@nc.rr.com
Jessica Cangelosi	Director	919 548-7565	cangelosijn@gmail.com

Community Manager

Matthew Cordialini
CAS, Inc.,
1930 N. Salem Street, Ste. 101
Apex, NC 27523
Office 919 367-7711 Ext. 1506
Fax: 919 367-7715
matt@casnc.com

WELLINGTON RIDGE HOA ASSIGNED PARKING SPACES

Wellington Ridge Loop

2211	1	3222	4	4313	5	1621	2	811	1
2212	3	3223	6	4321	2	1622	4	812	3
2213	5	3311	1	4322	4	1623	6	813	5
2221	2	3312	3	4323	6	1711	1	821	2
2222	4	3313	5	4411	1	1712	3	822	4
2223	6	3321	2	4412	4	1713	5	823	6
2411	1	3322	4	4413	3	1721	2	1011	1
2412	3	3323	6	4421	2	1722	4	1012	3
2413	4	3411	1	4422	5	1723	6	1013	4
2421	2	3412	3	4423	6	1811	1	1021	2
2422	5	3413	5	4611	1	1812	3	1022	5
2423	6	3421	4	4612	3	1813	5	1023	6
2511	1	3422	2	4613	4	1821	2	1111	1
2512	3	3423	6	4621	2	1822	4	1112	6
2513	5	2611	1	4622	5	1823	6	1113	5
2521	2	3612	3	4623	6	2011	1	1121	2
2522	4	3613	5			2012	3	1122	4
2523	6	3621	2	<i>Rina Court</i>		2013	5	1123	3
2611	1	3622	4	5111	1	2021	2	1211	1
2612	3	3623	6	5112	3	2022	4	1212	3
2613	5	3811	1	5113	5	2023	6	1213	4
2621	2	3812	3	5121	2			1221	2
2622	4	3813	5	5122	4	<i>Renshaw Court</i>		1222	5
2623	6	3821	2	5123	6	311	1	1223	6
2811	5	3822	4	5311	1	312	3	1311	1
2812	1	3823	6	5312	3	313	5	1312	3
2813	3	4011	1	5313	5	321	2		
2821	2	4012	3	5321	2	322	4		
2822	4	4013	5	5322	4	323	6		
2823	6	4021	2	5323	6	511	1		
3011	1	4022	4			512	3		
3012	3	4023	6	<i>Bulon Drive</i>		513	2		
3013	5	4211	3	1511	1	521	5		
3021	2	4212	1	1512	3	522	4		
3022	4	4213	5	1513	5	523	6		
3023	6	4221	2	1521	2	711	1		
3211	1	4222	4	1522	4	712	5		
3212	3	4223	6	1523	6	713	3		
3213	5	4311	1	1611	1	721	2		
3221	2	4312	3	1612	3	722	4		
				1613	5	723	6		

POOL RULES

Eligible Users

Property owners, authorized tenants and guests of Wellington Ridge property owners may use the pool. The property owners will be fully responsible for all actions and conduct of themselves and their guests.

Timeframe

The pool usually opens mid-May and closes the end of September. The pool hours will be “sunup to sundown”. The pool is equipped with a number keypad; residents may obtain the code from the management company. The code is changed each year.

Attendants

There are no attendants and/or lifeguards or staff at the pool; therefore, everyone swims at their own risk.

Glass

No glass will be allowed within the fenced-in pool area. Please be aware that should broken glass fall into the pool, North Carolina requires that the pool be emptied and cleaned which will close the pool for several days.

Pets

No pets are allowed in the pool. If a pet is in the pool, North Carolina requires that the pool be emptied and cleaned which will close the pool for several days.

Health Regulations

In accordance with the Wake County Health Department Regulations, people that have open wounds, sores and or/skin infections are not permitted in the pool water; this includes people that have Band-Aids or bandages covering their wounds. It is suggested that a shower be taken before anyone enters the pool.

Prohibitions – the following actions will not be allowed in the pool area:

1. Running.
2. Use of Blue Jean cut-offs as a replacement for a swimming suit.
3. Bringing bicycles, skateboards, rollerblades and scooters into the pool area.
4. Diving into the pool.
5. Using an unreasonable amount of profanity.
6. Bringing any kind of pet.
7. Any other unreasonable conduct that is potentially dangerous to anyone.

Thunderstorms

When there is a sign of a thunderstorm, everyone must exit the pool water as soon as possible.

Trash

All trash should be deposited in the appropriate receptacles.

Small Children

All “non-potty trained children” must either be wearing plastic pants over their diapers or “little swimmers-type” swim diapers. Please note that should fecal matter get into the pool the Wake County Health Department requires that all swimmers must leave the pool until proper disinfecting is complete. This will require that the pool be closed for the entire day.

Children

An adult must accompany children under 14 years of age. Parents/Adults/Guardians are responsible for the supervision and conduct of their children at all times while they are in the pool area.

Guest Policy

Property owners may bring or authorize guests to use the pool whenever it is open. The guests must also abide by all the pool rules. The property owners are responsible for the conduct of their guests at all times. If it becomes apparent that the pool is getting overly crowded as a result of an unreasonable number of guests, the number of guests and the length of their attendance will be reduced in the future.

Rule Enforcement

The Board reserves the right to deny the use of the pool to any property owner or tenant who does not comply with the above rules. Any prospective loss of pool privileges will be discussed with the Board, Management Company and/or the local police, if they were involved, to determine guilt and any related punishment. Rules posted at the pool must be observed at all times.

WELLINGTON RIDGE GROUNDS REQUEST APPLICATION

Owner Name

Address

Phone Number

E-Mail Address

- Each request must include a copy of the plot plan/survey indicating the proposed placement of the plantings in relation to your property line.
- Any approved grounds requests that are located on common property will be the sole responsibility of the owner of record to maintain and/or replace, the approved plantings.
- All plantings must allow a minimum of 18" between the building and the shrubs at plant maturity. Foundation shrubs planted by the homeowner that fail to survive within the first 24 months of planting shall be replaced by the homeowner after gaining board approval of the plants selected. Should a homeowner fail to replace dead shrubs that were planted by the homeowner, the Association will replace the shrub(s) at the homeowner's expense.

Landscaping Request

It is agreed that:

- The cost of any damages that may occur to common areas as determined by management, personal residence areas, including but not limited to grass, walk stones, trees, structures, roads, sidewalks, etc. as a result of making approved modifications will be at my sole expense to replace or repair as required. I will also be responsible for any damages this modification may cause to the exterior of my unit. A utility locator service will contact before any digging has begun, failure to comply will result in costs to repair/replace lines being the responsibility of the authorizing person.
- Landscaping requests are subject to review by the Board of Directors and/or the Grounds Committee. You will be notified within thirty (30) days of the date that this request is received as to the status of your request.

Owner Signature

Date

Submit Application to
Matt Cordialini
matt@casnc.com