

Oak Park West Townhouse Homeowners Association, Inc.

Rules and Regulations

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I. Oak Park West Town Home Declaration and Bylaws:

At the time you (or the owner of your unit) purchased your town home at Oak Park West, the closing attorney should have furnished you, the purchaser, with a copy of the Declaration and Bylaws at the closing. When purchasing a town home the buyer signs a form at closing which acknowledges the town home owner's/tenant's duty to abide by the Declaration of the Town home Corporate Declaration and Bylaws. Per the Oak Park West Declaration:

" NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties ... "

Board of Directors' Authority: The authority to adopt rules for the Oak Park West Town homes is granted to The Oak Park West Board of Directors under Article VII, Section 1 of the By-Laws:

"The Board of Directors of the Association shall have power to: (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof "

To be an informed resident: To be an informed resident you should have, or have access to, the Declaration and Bylaws and the Rules and Regulations contained in this document. In addition, please take the time to read the Oak Park West Newsletters.

These rules and regulations are in addition to the Declaration and Bylaws. These rules and regulations in no way change or override the Declaration and Bylaws. These rules and regulations are subject to change and will be updated from time to time.

II Current Board of Directors

See Attached List

III Management Company:

CAS, Inc.
1401 Sunday Drive, Suite 116
Raleigh, NC 27607
(910)295-3791 ext. 2 (Office)
www.casnc.com

IV General Rules and Regulations:

1. The sidewalks, entry, passages, and stairways shall not be obstructed by the residents, nor used by them for any other purpose than for ingress or egress to and from their respective town homes. Therefore, you may not store any items on the sidewalks, or entryways.
2. Television antennas are prohibited. Small satellite dishes are allowed if attached to your townhome.
3. Article VI of the Declaration states: "No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, **nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing** as to harmony of external design and location in relation to surrounding structures and topography by the Board of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board." ***You must obtain written permission from the Board before you make any exterior changes such as painting or installing a storm door, etc.***
4. Residents should be careful not to play stereos and TVs too loudly. Residents also should not have parties or gatherings that are loud and offensive. Residents should keep their deck and trash can areas in a clean and orderly condition. Article VIII Section 3 of the Declaration states: "No obnoxious or offensive activity shall be carried on upon the properties, nor shall anything be done which may be or may become a nuisance or annoyance to the neighborhood.
5. To encourage a spirit of continuity at Oak Park West, occupants are encouraged to line colored drapes with white material or use white sheers.

V. Parking Rules and Regulations:

1. These rules supersede any and all previous parking rules and regulations ever used at Oak Park West.
2. Any automobile, trailer, and /or motorcycle in violation of these rules is subject to having a warning sticker attached to it and /or being towed at the owner's expense including any storage charge.
3. Towing will be conducted by a local company. The company is Ace Towing, (919) 821-2121.
4. The towing charge will be the current market rate charged by the towing company under contract to service Oak Park West. This rate is subject to change.
5. You may be towed for:
 - o Parking on a curb, on the sidewalk, or on any part of the Oak Park West grounds other than between the lines of a marked (white lined) parking space.
 - o Parking in or blocking another unit's reserved parking space.
 - o Not having a current license plate on your vehicle.

Visitor spaces will be marked in several areas of the property. A permit is not required to park in a visitor space. However, you can only remain parked in a visitor space for a maximum of 48 consecutive hours. Vehicles parked in a visitor space for over 48 hours will be subject to being towed.

Pulling up onto or driving on the unpaved areas of the grounds will result in BEING CHARGED FOR ANY DAMAGE TO THE GROUNDS AND/OR ANY UNDERGROUND SEWER, WATER OR STORM DRAINAGE LINES.

No trailers, campers, boats, mobile homes, large vans or any other motor vehicle not used for passenger facilities will be privileged to use the parking areas located and situated in the Oak Park West. Any offensive vehicle covered with graffiti or in appearance not in harmony with the community will not be allowed to occupy a parking area or any area on the premises.

No vehicles may be stored in the parking areas (remain unmoved for 14 consecutive days). If you are going to be out of town for longer than 14 days, you should alert management so that your vehicle will not be targeted as a rules violator.

Any vehicle that excessively drips oil, gasoline, or other fluids must be immediately repaired or removed from the property. The owner will be charged for any damage to the parking lot.

You are strongly encouraged to review "Section 4 Parking Rights" in the Oak Park West Declaration of Covenant.

VI. Assessments: (The term assessment will be used in regard to the monthly assessments or dues)

Dues and any special assessments:

Article IV of the Oak Park West Declaration states: "... each owner of any lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges- and (2) special assessments for capital improvements..."

1. Monthly assessment payments are due on the 1st (first) day of the month.
2. Any monthly assessment payment not received within 30 days of the due date shall be charged a \$20.00 late fee.
3. Payments may be mailed to:
The Oak Park West Homeowners Association
4112 Blue Ridge Road, Suite 100
Raleigh, NC 27612
4. Any owner who falls 60 days behind in their assessment payments will be subject to having their account turned over to an attorney for collection. If an attorney has to be used for collection purposes, his fees and associated charges will be charged to the delinquent owner.

VII. Pet Rules and Regulations:

1. All pets must be kept on a leash and not allowed to roam freely.
2. No dog is to be left unattended in the common area whether they are leashed or not.
3. Pets should be walked in the natural areas well away from buildings, sidewalks, dumpsters, playgrounds, and flower beds.
4. Pet waste must be picked up and stored in a trash container.
5. Violations of the city animal control codes may be reported to the city animal control officer.
6. Violators of the Oak Park West Pet Rules will be subject to a \$25.00 fine per occurrence to be paid to the Oak Park West Homeowners Association.
7. Owners that witness pets off leash are asked to contact Animal Control: 222 W Hargett St, Raleigh, NC 27601 **(919) 996-1449**

VIII. Swimming Pool Rules and Regulations:

1. **The pool is for the exclusive use of Oak Park West residents, tenants, and their guests ONLY.** Homeowner's are responsible for all actions and conduct of their guests and tenants for any damage or liability resulting from their actions or conduct. Each homeowner may have up to four guests at any one time and guests must be accompanied by an owner or tenant at all times.
2. Oak Park West **homeowner's and tenants must have proper identification**, which may be a valid driver's license with an Oak Park West address available at all times. This is an effort by the Board of Directors to insure that the pool is used by verified owners, tenants and their guests only. Your cooperation is greatly appreciated! Uninvited visitors should be asked to leave. If they refuse, call the police (at 911). Homeowners who let others in that do not have their access card, will also lose pool privileges.
3. **No smoking** is permitted within the gate or within 20 feet from the outside of the gate.
4. **There is no lifeguard on duty.** All persons using the pool and pool areas do so at their own risk and assume all liability. The Oak Park West Homeowners Association assumes no liability or risk for bodily injury or death of anyone using the pool facility or loss or damage to any personal property.
5. **The pool hours are: 9:00 AM to 9:00 PM each day.**
6. Everyone **must shower before using the pool.** The oils and sunscreens can build up in the pool and cause the temporary closing of the pool.
7. No **children under 6 years of age** will be permitted in the pool area at any time except with a **parent or guardian. Children under 14 years of age** will not be permitted in the pool area unless **accompanied by an adult at least 18 years of age.**
8. Beverages are allowed in cans or non-glass containers. No glass **of any kind** is permitted in the pool area.
9. No eating or drinking is allowed **IN** the pool itself.
10. Please dispose of trash appropriately in the receptacle provided.
11. No **pets** are allowed in or around the pool area.
12. No running, pushing, or horse-play is allowed in or around the pool.
13. **No abusive or profane language or excessive noise** will be tolerated. Radios/CD Players/Tape Players should not be at an excessive volume where they bother others.
14. All pool equipment (rope, net, float ring, etc.) must be kept in its proper place. Emergency equipment is only to be used and/or disturbed in the case of an emergency.
15. **No one with any infectious disease**, inflamed eyes, nasal or ear discharge, open wound or bandages will be allowed in the pool.
16. **Proper bathing attire is required.** No "cut-offs" are allowed.
17. The **pool may be closed at any time** due to weather, breakdown, or other operational difficulties.
18. **Anyone can be barred from the pool area** at the discretion of the Management Company or Board of Directors for violations of these rules and regulations or for any reason which, in their judgment, constitutes a hazard to others or to the Oak Park West Homeowners Association and its members.

In case of **Emergency you may dial "911"** on the coin operated pool phone **without** the use of money. Emergency personnel will need the following address: 5527 Sharpe Drive, Raleigh, NC 27612

IX. Enforcement:

These rules and regulations shall be enforced by the Board of Directors, and its management agent, in the manner set forth in the Declaration and Bylaws, including but not limited to suit or other legal proceeding to enforce compliance, and /or by the assessment against offending party of a reasonable penalty in the amount of \$25.00 per day for repeated offenses, to be imposed so long as such offense(s) continue unabated, and to be added to and become a part of the monthly assessment imposed on the owner of the unit which is occupied by the offending party.

These rules and regulations are subject to change. New editions of the rules and regulations will be published and distributed from time to time.

Thank you for your understanding and cooperation.