

Hermitage Park Home Owners Association Rules and Regulations

1. **General:** The following rules and regulations are designed to make living at Hermitage Park pleasant and comfortable for each resident and member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all and based on the Covenants and By Laws established by the original Builder. The cooperation and consideration of each member and resident is vital. Fines may be imposed for violations of the rules and regulations.
2. **Monthly Assessments:** Homeowner Assessments are due and payable on the first of the month. Any homeowner who is in arrears will be subject to legal action. All reasonable Legal/Court costs shall be the owner's responsibility.
3. **Alterations:** Prior to any exterior alterations or additions to the buildings or grounds, a request must be submitted in writing to the Architectural Committee and/or Board of Directors for approval. Any homeowner who makes exterior alterations without approval will be subject to legal action against them. Please review the Covenants and Bylaws for specific guidelines.
4. **Speed Limit:** For the safety of the community the posted speed limit is **15 MPH**. There are also two **STOP** signs which should be obeyed.
5. **Parking:** Each home was designed to accommodate parking for a minimum of two vehicles in the garage and/or driveway which should be fully utilized by homeowners and residents. Additional parking is allowed on the street within certain guidelines.
 - a. Designated No Parking Zones are clearly marked within the community. Any cars parked in the No Parking Zones will be towed at the owner's expense.
 - b. No resident or guest shall park on the direct opposite side of the street from another vehicle already parked on the street.
 - c. It is also unlawful in North Carolina to park at an intersection or in front of a driveway, to park within 25 feet of the curb-line of an intersecting street and to park within 15 feet of a fire hydrant.
 - d. In order to accommodate vehicles additional parking is available around the straight sides of the cul-de-sacs outside of the no parking zones designated for fire hydrant access.
6. **Commercial Vehicles:** No industrial or commercial type trucks, or tractors, or inoperable vehicles, may be regularly parked on the lot or on common property or within any right-of-way of any street in or adjacent to the Subdivision as written in the Declaration of Covenants.
7. **Automobile Repairs:** Minor vehicle repairs (oil changing, tire changing, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills, to the street or common area will be the sole responsibility of the resident or homeowner. Vehicles are not allowed to be left on jacks or blocks.
8. **Insurance:** The Homeowners Association does not provide insurance for the residential units.
9. **Property Management:** The Homeowners Association and RS Fincher do not provide for, or are responsible for, the management of any residents occupying units. The homeowner is responsible for any damage caused by residents to the living unit, lot, or common areas. Homeowners are also responsible to review the rules, regulations and covenants for Hermitage Park HOA with all persons living in their home at Hermitage Park HOA.
10. **Window Air Conditioning Units:** Window air conditioning units are not allowed in the community.

- 11. Noise:** Being considerate of one's neighbors is especially important in a community such as Hermitage Park. Loud voices or noises from stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 11:00pm and 8:00am. If a homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the disturbing party is uncooperative and the problem is severe, then contact the Town of Cary Police. Notice of the incident should be made to RS Fincher Property Management the next business day.
- 12. Residents:** All residents living in Hermitage Park should be properly informed of and must comply with the rules, regulations, and documents of the Association. Property damage to common areas and/or fines incurred by any resident will be charged to the respective homeowner.
- 13. Storage:** No trade materials or inventories may be stored on residential lots. Any temporary storage of materials for repair or remodeling projects must be discreetly placed and orderly maintained. Driveways, patios and lawns shall not be used to store personal items.
- 14. Garbage:** Garbage and recycling bins can be placed at the curb after 5:00 PM on Tuesdays and must be removed from the curb and stored in its appropriate place by Wednesday evening.
- 15. Play equipment:** Portable basketball goals may not remain in common areas overnight. Town/County ordinances prohibit playing in the street, including cul-de-sacs. Non-permanent play equipment must be placed inconspicuously so that it does not detract from the neighborhood surroundings. All permanent play equipment must be approved by the Architectural Committee prior to placement.
- 16. Projectiles:** Activities that involve throwing or projecting objects will only be tolerated on your own private property. This includes balls, frisbees, pellet guns, etc.
- 17. Pets:**
 - a. Domestic pets are allowed, provided that they do not disturb or annoy residents or guests.
 - b. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner.
 - c. The Town of Cary requires that each dog owner remove and dispose of pet excrement properly. This includes all common areas within Hermitage Park and up along Fairbanks Road.
 - d. 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.
 - e. Any pet that is running free will be picked up by a Town of Cary Animal Control officer.
 - f. Pets are not allowed to be restrained in any common area with chains, ropes, or runs, etc.
 - g. If there is a problem with a pet running free, please call the Town of Cary Police Department and request Animal Control to be dispatched.
- 18. Common Areas:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors and guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas. Residents shall not climb on the walls at the front entrance. They also will not climb trees and shrubs in the Common Areas. A fine may be imposed for violators.
- 19. Pond:** Swimming and fishing are not allowed in the pond. Be aware of the risk of drowning at the pond. Children should not be left unattended near the pond. The pond is also a natural habitat for many animals. Please do not harass the animals who reside at the pond.

- 20. Streets:** In the best interest of all residents, the streets cannot be used as a playing area. Scooters, skateboards and similar equipment are prohibited on the streets within the Hermitage Park community
- 21. Maintenance:** It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall beauty of the community. It is hoped that each and every homeowner will take this responsibility seriously, as this can severely affect the value of all properties. Following is a list of areas that should be reviewed on a regular basis to insure that your home is in good repair:
- a. Driveways and Sidewalks
 - b. Decks
 - c. Fences
 - d. Play equipment
 - e. Roofing
 - f. Exterior Wood Trim
 - g. Paint and Stain

Our covenants and bylaws outline additional restrictions for the following items as well:

- 1. Clotheslines: Permanent exterior clotheslines are prohibited
- 2. Mailboxes: Should be uniform and are maintained by the Association
- 3. Lawn ornaments, free standing flagpoles and lantern poles, flood lights and security lights and fish ponds all require Architectural approval.
- 4. Radio/TV Antennas and Satellite Dishes must be installed per guidelines
- 5. All new decks, patios, arbors, screening and under-deck enclosures including associated landscaping require Architectural Approval. Any appearance change or addition requires architectural approval.
- 6. Fencing other than what was provided by the builder must be submitted to the architectural committee for approval