Lakeside Condominiums Homeowners Association

City Ordinances / Rules and Regulations

Please take a few minutes to review this information, as it is designed to improve the living experience of all residents at Lakeside condominiums. IMPORTANT REMINDER: Each owner or tenant is expected to have their own fire extinguisher, as the exterior mounted fire extinguishers are for exterior fire suppression.

City Ordinances

1. The lake behind the condominiums is Lake Beamon. It is part of the Storm Water Control of the City of Raleigh. **There is no public access to the lake.**
The lake can be accessed by the private homes surrounding it and residents of Lakeside. Please help maintain the lake and avoid any pollution of the lake and shoreline. **Please call 911 to report trespassers.**

2. Per the fire code of the City of Raleigh, no grills, bar-b-ques, or open flames are allowed on the patios or decks of Lakeside Condominiums. Any grills or bar-b-ques must be at least 10 feet from any part of the buildings and must not be left unattended. The City Fire Marshall can immediately fine the resident and owner. NOTE: The Fire Extinguishers mounted to the exterior walls are primarily for the purposes of stopping exterior fires. Each owner or tenant is expected to have their own fire extinguisher for their individual condo unit.

3. Pet waste removal is required by the City of Raleigh. The leash law and pet registration are enforced in the city limits. Please keep your pet under control and please pick up after your pet immediately and dispose of properly.

4. Quiet hours between 10 PM and 7 AM.

Lakeside Rules and Regulations

In addition to the city ordinances, these are some of the basic rules and regulations for residing at Lakeside Condominiums. Homeowners of Lakeside are strongly advised to retain and read the complete Covenants and relay these covenants to any/all residents in a rental agreement.

1. Parking:

- **There is one space for each residence.** Every resident should be able to park in the parking lots to get to their unit. Residents with more than one vehicle must park the additional vehicles elsewhere. There is ample parking on Huntleigh Drive for visitors.
- **Do not block the dumpster access. Do not park in NO PARKING ZONES clearly marked. Do not block the LOADING ZONES clearly marked. Vehicles blocking these areas are subject to immediate towing and fines.**
- **Vehicles that are inoperative, abandoned, or have expired tags/no tags will be towed.**
- **No vehicle repair is allowed on the premises.**
- **HONKING HORNS is prohibited.** Each unit has a doorbell. It is quite disrespectful to disturb everyone just for one person.

2. Common Grounds:

- The land, parking lots, walkways, and stairwells are part of the Common Grounds. Each resident should have unencumbered access to his/her entrance door.
- **There is NO LOITERING on the Common Grounds, including walkways and stairwells.** This is clearly posted at both buildings.
- **There is NO SMOKING** on any of the Common Grounds. **This is a real fire hazard.** Smoking is allowed inside the residences per your rental agreement.
- Do not discharge any smoking residue (cigarette butts, cigarette packs, cigars, etc.) on the Common Grounds.

3. Garbage:

- Recycling of glass, plastic and cans is located at the South end of Parking Lot A. Please recycle.
- Please do not litter the Lakeside Property.
- Garbage should be taken directly to the dumpster provided.

- **Do not leave garbage by the door of any unit.** This attracts animals that carry disease and rabies, such as opossum, raccoon, rats, stray cats and dogs.
- **FURNITURE:** Please call Kohn-Ell for pick up of large items. Do not dump furniture, mattresses, TVs, etc. around the Dumpster or Grounds.

4. Shopping Carts:

- **Do not bring shopping carts onto Lakeside Condominium Property.**
- Taking a shopping cart from a local business is basic theft.
- Residents are subject to fines.

5. Pets:

- **Pets are the owner's sole responsibility.** The pet cannot reduce the quality of life for any resident at Lakeside. The owner must be able to control his/her pet and pick up after it.

6. Consideration of your neighbors:

- Lakeside Condominiums is a tightly packed set of units. In most cases, the units are only 16 feet wide. The noises you make directly affect the quality of life of all residents.
- Please avoid slamming your entrance door, patio door or any interior door. These actions vibrate the building.
- Please avoid running up/down the spiral staircase (third floor units) as this also vibrates the building.
- Please avoid slamming the kitchen/bathroom cabinets.
- Even moderate conversations can easily be overheard from unit to unit and on the walkways.

Contact information:

- For emergencies involving water damage, contact TCR Rooter Plumbing at 919-467-2207.
- For illegal activity, trespassing, loitering, etc. call 911 and report it. This not only can solve the problem, but lets the city know that we are diligent with the care of our property.
- For other concerns, Kohn-Ell Management can be reach during normal business hours at 919-856-1844.
- For illegally parked vehicles, call or contact Kohn-Ell Management.