RULES AND REGULATIONS FOR
CARPENTER VILLAGE TOWNHOME ASSOCIATION OF CARY, NC

The following information is provided as a guideline to all townhome owners. Adherence to these Rules and Regulations is requested at all times, however, if a homeowner has a specific need or request, it is asked that it be forwarded to the Board of Directors for review and approval.

1. Exterior Plants and Ivy
Ivy and other vines on the exterior surface of the unit are very difficult to control, can damage exterior wall surfaces, and increase the cost of maintenance. Homeowners who desire to have such plants must keep them in pots and away from all building surfaces, including walls, windows, window frames, and door frames. Any exceptions must be pre-approved by the Grounds Committee after review of a submitted Architectural / Grounds Review Form.

2. Courtyard Areas
All courtyard areas should be kept up in a way that is not unsightly to neighbors. All courtyard gates should be kept closed and latched to create a uniform appearance in the community.

3. Clotheslines
Clotheslines present an unsightly view to neighboring homes and are therefore not permitted within the community. Folding clothes racks are also prohibited, as are towels or clothing hung on any railing or fence.

4. Front porches
The front porches are to be kept clear of unsightly items. Planters that are reasonable in size and do not impede access/egress for any neighbors are allowable. Planters or other items are not allowed to be installed on painted front porch railings for maintenance reasons. Recycling bins may not be stored on front porches at any time.

5. Flags
The only flags allowed to be flown on the exterior of any townhome are: the official/current flag of the United States of America, the official/current flag of the State of North Carolina and official flags from colleges, universities and other schools; as well as official flags representing professional sports teams. All other flags, irrespective of the content therein, are expressly prohibited.

6. Signs
No signs or advertisements of any type are permitted in the community except for a "For Sale", "For Rent," security system, or seasonal/holiday decor signs. Such signs must be placed either in the pine straw area immediately in front of the unit, or at a front window. They are not allowed to be placed in the area between the sidewalk and the street. Yard sale signs are permitted in conjunction with a community yard sale organized by either the Carpenter Village Townhome Homeowners Association or the Carpenter Village Homeowners Association.

7. Trash Disposal
Yard waste, trash, and recycling are collected on a schedule outlined by the Town of Cary. Homeowners must contact the Town of Cary to arrange pickup of yard waste or large items such as furniture, mattresses, etc. No items may be placed by the curb for collection any earlier than the evening before pick up. Items placed in recycling bins should be secured so as not to litter the neighborhood on windy days. Recycling bins and trash cans must be removed from the curb/alley and properly stored no later than one day after pick up.

All trash cans and recycling bins must be kept inside the courtyard area or in the garage in a manner that they cannot be seen from the street/alley.

Recycling bins may not be stored on front porches or in shrubbery in front of a home, or in any other place visible from the street/alley. They may not be stored on any common or neighboring properties or in any back or side yards.

Christmas trees must be disposed of properly. Homeowners may not place their discarded Christmas trees in the wooded common areas or in the woods adjoining the property. Homeowners must dispose of their Christmas trees by placing them for collection by the Town of Cary at the appropriate time (per the Town's guidelines) or by taking them to a recycling or trash facility.

8. Pets
Dogs, cats, and all other domestic pets are allowed in accordance with the Town of Cary's ordinances. The Town of Cary Leash Law shall be adhered to, it states that pets shall not run loose, nor may they be chained or staked in any area for which the Homeowners Association is responsible for maintaining. "Pooper Scoopers" are recommended since each pet owner is responsible for cleanup of their pet's feces. Please take the feces to your garbage can and DO NOT throw them into the grass or mulched areas – especially during warm seasons. Pets should be walked in wooded/natural areas away from buildings and shrubs. Do not allow your pet to urinate or defecate on any trees, shrubs, or common areas. If for any reason your pet requires outside containment, prior written approval from the Board of Directors must be obtained.

9. Obstructions to Grounds Maintenance
Reasonable supervision of children by a responsible adult should be exercised at all times. Items such as toys, bikes, lawn ornaments etc. should never be left in any area where the Homeowners Association is responsible for maintaining. If such unattended items prohibit such maintenance, the homeowner (if identifiable) will be notified in writing and the maintenance will be discontinued until the items are removed or the Board of Directors may, at their discretion, remove the items to allow maintenance of the community to continue.

10. Seasonal Decor
Homeowners are permitted to display decorations in conjunction with seasons/holidays in compliance with the signage placement requirements outlined above in Item 5. However, such decor must be removed within a reasonable amount of time following the passing of such season/holiday (i.e. Christmas etc.).

11. Parking
Vehicles must be parked in designated parking spaces and not in any right-of-way or unmarked space. Adherence to Town of Cary "no parking" signs is required. Parking in the grass at any time is prohibited.

All vehicles shall display current registration and license plates and shall be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, emission (loss of fluids such as fuel, oil, etc.), and appearance (non-operating etc.).

No vehicles other than passenger vehicles may be parked in the community for longer than 48 hours. This excludes vehicles driven for work, however; such vehicles must have approval from the Board of Directors on a case by case basis. No watercraft is allowed in the community at any time for any reason in the common areas/spaces of the community. No vehicle covers are permitted on vehicles parked in the common areas/spaces of the community.

Homeowners are asked to respect their neighbors' parking needs. Residences with more than two cars per household should park additional cars in overflow areas throughout the community. This includes permanent residents as well as temporary guests.

Violation of any of the above rules could result in towing by the Homeowners Association at the homeowner's expense.

12. Damages
Any homeowner damaging common property/grounds (plants, shrubs, grass etc. in any area maintained by the Homeowners Association) will be subject to expenses for repairs, replacement etc. Likewise, homeowners are responsible for any damage caused to the common property by their renters or guests.

13. Homeowners/Tenants
Any homeowner who maintains their residence as a rental property is responsible for providing a copy of these Rules and Regulations to any tenant occupying their property. All tenants are expected to comply with these Rules and Regulations. The homeowner is responsible for ensuring that their tenants comply with these Rules and Regulations and the owner may be charged with fines as a result of any violations by their tenants.

14. Radio/TV Antennas and Satellite Dishes
Architectural approval is needed for all exterior-mounted radio/TV antennas and satellite dishes. Each request will be examined on its own merit. No previously approved installations shall constitute establishing a precedent for approval.

Guidelines:

13(a). Purpose and Intent: To minimize any health and safety hazards created by mounting satellite dishes on residential buildings. To control the location and screening of satellite dishes and to lessen any impact on surrounding properties. To preserve the image and character of Carpenter Village.

13(b). A satellite dish which meets size requirements may be located on any lot zoned for residential use in Carpenter Village provided that it meets the following requirements:

13(b)(1). Satellite dishes will not exceed one meter in diameter;

13(b)(2). Satellite dishes should be placed on the property in a non-obtrusive location. Setback and easement allowances must be adhered to;

13(b)(3). No dish will be located closer than thirty (30) feet to a street right-of-way;

13(b)(4). Satellite dishes installed at ground level must be screened so the dish is not visible from any street or neighboring property as viewed from ground level. The screen will consist of live evergreen screening. Architectural approval is needed for any tree removal or installation. All wiring shall be properly buried;

13(b)(5). Satellite dishes may be located on the roof of a building provided that the dish is not on the portion of the roof facing the street, and the highest point of the dish is no higher than the peak of the roof;

13(b)(6). Satellite dishes may be mounted on the back or on the side of the homeowner's building but must not be mounted on the front. If mounted on the side of the building, dishes cannot be placed with ten (10) feet of the front of the dwelling;

13(b)(7). In no way shall these guidelines waive more stringent City/Town/County requirements nor waive the necessity of any permits.

15. Revisions

The Board of Directors will undertake a yearly review of these Rules and Regulations and make any necessary changes or modifications deemed necessary to ensure a safe and aesthetically pleasing environment in the community.

16. Enforcement

Enforcement of these Rules and Regulations will be carried out in accordance with the existing Carpenter Village Townhome Homeowners Association violation policy process. Any disputes should be brought to the Board of Directors for review.