



4100 Five Oaks  
Home Owners Association  
4100 Five Oaks Dr. Box 00  
Durham, NC 27707

## 4100 Five Oaks Rules and Regulations as codified by the 2007-2008 board of directors

### Parking

1. Each townhouse shall be assigned two permitted parking spaces.
2. Residents and guests are permitted to park in only designated parking spaces.
3. The storage of recreational vehicles, boats and trailers of any sort is prohibited.
4. All motor vehicles parked at 4100 Five Oaks must be properly licensed, registered, inspected and must display an official 4100 Five Oaks Home Owners' Association parking permit.
5. Replacement parking permits shall cost individual unit owners \$25 per permit.
6. Parking permits are to be passed from owner to owner and tenant to tenant as mailbox keys would be.
7. Guest parking is at the community mailbox kiosks. Guests parking for an extended period of time generally more than 24 hours must display a guest parking pass.
8. Towed vehicles are towed at the vehicle owner's expense.
9. Driving and parking in undesignated common area is prohibited.
10. Guests parking on the property for periods greater than seven consecutive days in a given month require board of director's approval.

### Decking

1. Fire grilling of any sort is prohibited on all decks, porches and balconies.
2. Fire wood must be stored at a distance greater than ten feet from any deck or building to prevent termite and wood destroying insect infestation..
3. All fire grilling must be at a distance of greater than ten feet from any building or deck.
4. Altering of deck, porch or balcony space is prohibited without board of director's approval
5. The use of decks, balconies and porches as storage space is prohibited.
6. Clotheslines are prohibited.
7. Laundry may not be hung or draped on deck or balcony railings.
8. Deck railings are to be painted "Five Oaks brown" as approved by the board of directors.

9. Decking may be clear coated or stained by a unit owner only after approval by the board of directors.
10. Storage of anything under decks is prohibited.

### **Sidewalks**

1. Sidewalks are to be maintained by the home owners' association.
2. Owners may not alter concrete sidewalks without board of director's approval.

### **Windows and Doors**

1. Exterior front doors are to be "4100 Five Oaks brown" as approved by the board of directors. All front doors are to be uniform in color.
2. Storm doors are to be full glass doors and are to be dark brown in color. Owners must acquire board approval prior to installing storm doors.
3. All windows must be "4100 Five Oaks brown" as approved by the board of directors.
4. Owners must acquire board approval prior to replacing existing windows and skylights.
5. The installation of new skylights or solar tubes is prohibited.
6. Owners are responsible for all damage caused by altered skylights at their property.
7. Towels, sheets, clothing, rugs, posters, art, and blankets are not to be hung from windows or to be used as window covering.
8. The installation of burglar bars or security doors is strictly prohibited.

### **Roofing and Gutters**

1. Gutters installed at owner's expense are to be the color of the building siding.
2. Gutters at the front of townhouses shall extend and drain to the parking lot.
3. Gutters at the rear of townhouses shall extend a distance of greater than four feet from the rear foundation wall.
4. Roofing and roof venting shall be maintained by only the home owners' association.
5. Electronic attic ventilation fans are prohibited.
6. 18" satellite dishes may be mounted at the back of townhouses only and may not be placed in common area. Unit owners are responsible for damage caused by their satellite dishes.

### **Lighting**

1. Exterior lighting at individual units is to be kept in good repair and aesthetically pleasing.

### **Planting, Landscaping, Trash cans and recycle bins and grounds**

1. Shrubs must be of an approved variety as listed herein: Azalea, Rhododendron, Hydrangea, Gardenia, Holly Camellia, Sasanqua Camellia, Winter Daphne, Acuba, Dogwood, Ornamental Cherry, Crepe Myrtle, Ivy, Periwinkle, Wood bark or pin straw, low decorative grasses.
2. The construction of trellises in private gardens and in common area is prohibited.
3. Planting on common area is prohibited.
4. The storage of personal belongings on common area is prohibited.
5. Trash cans and recycle bins are to be removed from house front by sun down of the day of collection.
6. Trash cans and recycle bins are to be stored out of site from the front of a townhouse if possible.
7. Patio construction is prohibited.
8. Fencing of any kind is prohibited.
9. Yard sales are prohibited.
10. Flower boxes and hanging baskets must be appropriately maintained with live greenery or removed immediately from view.
11. All decks must be clear of obstacles except chairs and ornamental tables.
12. Children's toys and play objects must be stored out of sight.

### **Sump pumps**

1. Sump pump outlets shall be placed to ensure that water removed from any one unit is not likely to harm other units or common property.
2. Units 7-27 shall direct drains to the parking lots and not the courtyard.
3. Units 7-13 and 19-27 should be extended to the farthest curb away from the town home so that water does not drain into the town home's individual parking spots.
4. Units 1-6 and 28-58 should extend their drains to the rear of the town home at least twelve (12) feet beyond the foundation wall.
5. Disputes regarding sump pump drains will be resolved by the board of directors.

### **Pets**

1. Dogs are to be leashed at all times.
2. Dog waste is to be cleaned up immediately and bagged in a plastic bag and disposed of in a trash can.
3. Dogs should not be walked in garden areas, the courtyard or backyard space.
4. Dogs should be walked in natural areas only.
5. All pets shall be properly tagged and licensed as required by Durham County.
6. Pet owners are responsible for the damage caused by their pets.
7. Barking and nuisance animals are prohibited.
8. Household pets including dogs, cats, birds, fish, hamsters and gerbils are permitted; all other pets shall require board of director's approval.

9. Livestock is not permitted.
10. Commercial animal activities are prohibited.

#### **Real Estate Signs/ trades signs**

1. One sign per unit is permitted with a maximum printable space of 24" wide by 28" high.
2. One informational box is allowed per unit with a maximum size of 12" wide by 24" high.
3. Signs shall be mounted on the front of the unit, (hanging from a porch rail) or on a free standing mount placed no more than 12" from the front of the house, if possible.
4. Free standing signs shall be placed parallel to the front of the house.
5. Supplemental signs including name riders, open house hours, sold or under contract are allowed only if the total printed sign area does not exceed 24" wide by 28" high.
6. Free standing open house or home for sale signs are not permitted on the property except as described above.
7. As a courtesy to real estate agents and homeowners, a board member will notify the real estate agent or owner if a noncompliant sign is observed. The homeowner or real estate agent will have seven days to correct the sign after which the sign will be removed by the board.
8. The board of directors reserves the right to move or remove any sign.
9. Disputes or questions regarding signs shall be resolved at the board of director's discretion.
10. Trade signs of any sort are prohibited; these include remodeling, guttering and signs for service.

#### **Mailbox Kiosks**

1. Mailbox keys and locks are the responsibility of mailbox owners.
2. Notices posted at the kiosks will be at the discretion of the board of directors.
3. The board of directors may remove any posting at a mailbox kiosk without notice.