

Farrington Townhomes Assoc. Inc - Rules and Regulations

The Farrington Townhomes Association, Inc (hereafter "FTA" or "Association") Rules and Regulations were codified by the 2012 board of directors per recorded minutes of December 13, 2012. These Rules & Regulations do not replace the publicly recorded Declaration of Covenants, Conditions & Restrictions (CCR's). In the event of a proven conflict between the two documents, the CCR's will be the enforceable document.

Parking

1. All vehicles must be parked fully within designated driveway or parking pad.
2. Parking is prohibited at any time on Beechnut Drive and on the driveway access area to 4201 - 4205 Five Oaks Drive. If homeowners or their guests are in violation of this regulation the following warnings and fines may be issued:
 - A. 1st violation - the homeowner will receive a written notice of the violation by letter or email from the FTA Board or Managing Agent.
 - B. 2nd violation - the homeowner will receive a \$100.00 fine.
 - C. 3rd violation - the vehicle will be towed at the expense of the owner.
3. All Visitor and Overflow parking for vehicles not able to park fully within designated driveway or parking pad areas, may park on Pine Cone Drive or Five Oaks Drive, as long as they are within the guidelines allowed for parking on public streets.
4. Parking on lawns or common area is prohibited.
5. No trailer, camper, boat, recreational vehicle or mobile home is permitted to be placed on any Farrington Townhomes property at any time, either temporarily or permanently.

Decks

1. Open flame of any sort is prohibited on all decks.
2. Fire wood must be stored at a distance greater than five feet from any deck or building to prevent wood destroying insect damage and/or infestation.
3. Alteration of deck is prohibited without submitting an architectural request to the Board of directors that includes a written description of the alterations, drawings and materials to be used. Until such submittals are approved by the board in writing, no alterations may be initiated.
4. Deck railings are to be painted "Farrington Brown" as approved by the FTA Board of Directors or clear coated. Any other color of stain must be approved by the board of directors or their managing agent in writing.

Door & Window Fixtures

1. All Exterior Doors and Windows are to be maintained by the owner. The FTA may perform a courtesy painting of doors as part of a larger painting project, but the association is not obligated to do so.
2. Exterior front doors are to be "Farrington Brown" as approved by the FTA Board of Directors. All doors are to uniform in size, design, style and color.
3. Storm doors are to be full glass doors and non-glass areas are to be painted "Farrington Brown" as approved by the FTA Board of Directors. Owners must acquire board approval in writing prior to installing storm doors.

4. All alterations to windows and doors must be approved by the board of directors in writing.
5. The installation of new skylights or solar tubes is prohibited.
6. All window coverings and dressings must be in harmony with the design of the FTA as determined by the FTA Board of Directors.
7. Window coverings such as sheets, blankets, towels and other material not designed explicitly for the use with residential windows are prohibited.

Roofing and Gutters

1. Gutters installed at owner's expense are to be "Farrington Brown" as approved by the FTA Board of Directors. Once installed, the FTA will assume maintenance of the gutters.
2. The FTA will make efforts to clean the gutters as the budget allows, but encourages owners to perform additional cleanings as needed.
3. Roof and roof systems shall be maintained by the FTA.
4. Electronic attic ventilation fans are prohibited.
5. Satellite Dishes may not be installed on any property without the written approval of the FTA Board of Directors.
6. Owners are responsible for the cost of repairs due to damage caused by their satellite dishes.

Lighting & Utilities

1. The repair and maintenance of the outdoor lighting fixtures are the sole responsibility of the homeowner.
2. Lighting fixtures must be uniform in style, design and color. Any alteration, replacement or removal of light fixtures must be approved in writing by the FTA Board of Directors or their Managing Agent.
3. All utilities that are not within the common area, are the responsibility of the individual homeowner. Utilities and drainage in the rear fenced area of the homes are maintained by the individual homeowner.

Landscaping & Grounds Maintenance

1. The FTA and their contracted landscaping company will maintain the common areas of the property, including common green space and the front areas of each property. Such maintenance includes (but may not be limited to): Maintenance of grass, shrubs, bushes, hardscapes and landscaped beds.
2. The rear patio (fenced) area of each home will only receive lawn maintenance.
3. Any proposed alterations to landscaped areas must be submitted for approval by drafting an architectural request to include a written description of the proposal, a detailed plat map that provides the specific types of plantings, exact placement and any structures and materials included in the project.
4. Planting or storage of any items on the common area is prohibited

Trash, Yard Waste & Recycling

1. All trash, yard waste, recycling and other debris must be regularly removed from your property.
2. Trash, Yard Waste & Recycling Receptacles are provided by and maintained by the City of Durham. Contact the City of Durham for questions regarding obtaining, replacing or pick-up of trash, yard waste, recycling and other debris.
3. All refuse containers must be concealed from street view on non-collection days.
4. Refuse containers may be placed at the curb for pick up after sunset the night prior to scheduled collection by the City of Durham and must be removed and concealed by sunrise the day after collection.
5. Large Items (those that do not fit into city-issued refuse containers) are NOT allowed to be positioned anywhere on the property for more than twenty-four (24) hours. Contact the City of Durham to coordinate collection of these items to avoid fines and fees. *City of Durham Solid Waste Management: (919) 560-4185*
6. In the event that large items are left visible for more than twenty-four (24) hours, the FTA reserves the right to coordinate collection by a public or private firm and to add any associated expenses to the owner's account to be collectible as an assessment.

Satellite Dish & Cable Installation

1. No Satellite Dish may be placed on property without written approval from the FTA Board of Directors or their Managing Agent.
 - a. Satellite Dishes must be 18" or Less in size
 - b. Satellite Dishes may not be placed directly onto the roof of any building
 - c. Satellite Dishes must be concealed from street view and may not be placed on the front area of any property.
2. Cable installation and maintenance is the sole responsibility of the homeowner.
 - a. All installations of cable and placement of utilities must be made only on the property of the owner contracted and may not alter the appearance of the subject property.
 - b. The FTA assumes no responsibility for the damage or interruption of service caused by a severed utility line that is not placed appropriately or buried to a depth that does not interfere with authorized FTA services.

Exterior Alterations

1. ALL exterior alterations to any area of individual property must be approved in writing by the Farrington Townhomes Association, Inc (FTA). Before an owner changes the appearance of any exterior component (including, but not limited to: Doors, Windows, Light Fixtures, Landscaping, Decks, Fencing, Retaining Walls, Etc) they must submit a request to the FTA Board of Directors or their designated agent. Any request should include at least:
 - a. A written explanation of the scope of the project including exact dimensions, specific products to be used and estimated date of completion.
 - b. A rough plat of the proposed project describing the exact area of the property to be affected.
2. Once an official and complete request for review is submitted to the board of

directors, they will return a formal written decision within thirty (30) days.

Sump Pumps & Drainage

1. Sump pump outlets and other drainage shall be placed to ensure that water removed from any property does not affect adjacent property.

Pets

1. Pets are to be leashed at all times when outside of the confines of an owners home or properly fenced yard.
2. Pet waste is to be removed immediately and properly disposed of.
3. All pets shall be properly tagged and licensed as required by Durham County.
4. Animals that are loud, dangerous or otherwise disturb the peaceful enjoyment of the community are strictly prohibited.
5. Livestock is prohibited.
6. Commercial animal activities are prohibited.

Real Estate and Other Signs

1. No advertising signs (with the exception of real estate signs) are permitted at any time on any property within Farrington Townhomes, unless otherwise approved in writing by the FTA Board of Directors.
2. One standard sized real estate sign and informational box is allowed per unit.
3. The board of directors reserves the right to remove any sign that is deemed inappropriate.

Mailbox Kiosk

1. Mailbox keys and locks are the responsibility of the individual homeowner
2. Signs, notices or announcements are not allowed to be placed on the mailbox kiosks or in the common area adjacent to the mailboxes.
3. The kiosks are the property of the United States Postal Services. To inquire about maintenance or lock replacement contact the Shannon Road Post Office at (919) 321-4538

Financial & Accounting

1. All owners in the Farrington Townhomes Association are required to pay Monthly Assessments to the association.
2. **NOTICE:** All owners in the Farrington Townhomes Association are required to pay the Annual Assessment related to the Five Oaks Recreational Association, Inc
3. Any Assessments that remain unpaid after thirty (30) days are subject to late fess of up to \$20.00 per month. *Five Oaks Recreational Assn: (919) 493-1495*
4. Any legal or administrative fees necessitated recovering delinquent accounts or violations of rules and regulations will be assessed to the owner of the subject property and subject to collections just as the regular assessments.

Violation Enforcement Policy

Resolved (Date to be determined) Farrington Townhomes Association, Inc

Process

- Violations will be identified per community governing documents published as public records and/or made available to owners in hard copy or online.
- Violated rules will be documented by the FTA Board or their designated agent.
- Owners of units found to be in violation of rules will be notified of the violation in writing and will be granted an opportunity to remedy the complaint issue within a specified time period.
- In the event of a non-compliant issue that requires action by the homeowner, the homeowner must take one of the following actions for the violations:
 - Either correct the violation willfully, or;
 - Submit a written letter explaining their intention to appeal the violation within the specified time period allowed. Attend the NEXT scheduled Farrington HOA board meeting to appeal the violation in person, or;
 - Provide a detailed plan with benchmarks for violation remediation

Fines

- Violations that remain in non-compliance past the specified time period for remediation are subject to the following remedial actions:
 - Fines of up to **\$150 per day**, until the property is fully brought into compliance.
 - Remedial action by an authorized service provider to bring the property into compliance with any associated cost being added to the account of the subject property owner and collectible as an assessment, subject to fines and legal collections.
 - Legal action to enforce the governing documents of the Association.
- The FTA Board of Directors shall be the sole judge as to whether a unit is in compliance.
- Fines and fees applied to an owners account will be treated as assessments and subject to legal collections (including property liens) just as the regular monthly assessment.
- The FTA Board of Directors shall have sole discretion on a case by case basis as to how fines, fine waiver and remediation benchmarks shall be processed.

Insurance

- The Association will provide coverage of homes as stated in the Governing Documents for the association.
- Owners will be responsible to pay Insurance Deductibles related to any claims made on the association policy.
- Owners are encouraged to investigate their personal insurance to ensure that their personal property is fully covered and that their policy provides coverage for deductibles of up to \$5000 on the association's policy.