

**The Ridges at Parkwood Association
RULES AND REGULATIONS
CC&R VIOLATION AND ENFORCEMENT POLICY**

The Ridges at Parkwood Association has established the following Enforcement Policy for Covenants, Conditions and Restrictions (CC&R's) violations enforcement, and any applicable monetary fines for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. This Enforcement Policy for non-monetary violations is adopted in accordance with North Carolinas State Law (N.C. Gen. Stat. 47F-3-107.1) and the provisions of the CC&R's and Project Documents, as currently in force and effect.

First Notice:

A letter will be sent to the Owner of the property outlining the violation. In the event that the Owner of the property can be identified as an absentee Owner, a copy of the violation letter will also be sent to the tenant at the property address. The Owner will be given fourteen (14) calendar days to bring the violation into compliance.

Second Notice:

The second letter notifies the Homeowner that a fine has been assessed against them and continued violation will result in legal action and legal costs assessed against the Homeowner at the discretion of the Board of Directors. This letter will offer an opportunity for a Hearing. **This fine is collectable just as it is for any other assessment amount.**

Health, Safety, and Welfare: Immediate action will be required on any violation that would affect the health, safety, and welfare of the Association or Association Members.

Opportunity to be Heard: Grievances (Statement of Defenses) arising from, or an appeal of, any enforcement Action and /or Assessment must be addressed in writing to the Board of Directors of the Association, dated and signed by an Owner, and forwarded to the Association **within 14 calendar** days of receipt of the formal notice of violation. Upon receipt of request for a hearing, a date and time will be scheduled to hear the Owner's grievance. A notice will be sent to the Owner at least 14 calendar days prior to the date of the hearing. Decisions of the Board are final in all cases.

Violation Fee: \$20.00 per day from date of second letter to owner until violation is corrected

Assessment set by Board of Directors not to exceed \$100.00 per week.



Resource Property Management, LLC

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Amendment to The Ridges of Parkwood Rules and Regulations dated 8/14/86

Per minutes of February 22, 2013 board of directors meeting:

The Ridges at Parkwood is requiring all homeowners to purchase, maintain and provide proof of insurance.

RULES AND REGULATIONS

Homeowners Association
The Ridges, at Parkwood

P.O. Box 99657 RN 27624

THE FOLLOWING RULES AND REGULATIONS ARE DESIGNED TO MAKE LIVING AT THE RIDGES PLEASANT AND COMFORTABLE FOR EACH MEMBER OF THE ASSOCIATION. THE RESTRICTIONS WHICH THE BOARD HAS APPROVED ARE FOR THE MUTUAL BENEFIT OF ALL. THE COOPERATION OF EACH MEMBER IS VITAL.

- GENERAL:** Each lot shall be used for residential purposes only. (Article VIII CC&Rs)
- ALTERATIONS:** All exterior changes must be approved by the Board of Directors. This includes, but is not limited to, buildings, fences, walls, plantings or landscaping. Complete plans and specifications showing nature, kind, shape, height, materials and proposed location of any alterations are to be submitted to the Board of Directors or their designee, with a plot plan, for approval. The Board of Directors has thirty (30) days to respond and will do so in writing. (Article V, CC&Rs)
- ANTENNAS:** No outside antennas of any type are allowed. (Article VIII, CC&Rs)
- COMMON AREA:** This area is to be protected. It is not to be abused by litter. No activity is to be carried out which will restrict the enjoyment of all members. Nothing shall be altered, constructed on or removed from these areas without written permission from the Board.
- CLOTHES LINES:** No clothes lines (poles or trees) may be placed on or over common ground. (Article VIII, By-Laws)
- DUES:** Homeowner's dues are due and payable the 1st each month and are past due on the 15th. Any homeowner who is in arrears will be subject to a judgment against them in Durham County court system.
- FIREARMS:** It is prohibited in any area of the Ridges to discharge any type of firearm or weapon inclusive of but not limited to: pellet guns, bows and arrows, BB guns, air rifles, or fireworks.
- FIREWOOD:** Wood is to be stacked neatly in the rear of the units and should not impede ground maintenance. Refer to section on Termite Protection. (Article VIII, By-Laws)
- FENCES AND FENCED-IN BACK YARDS:** These will be kept in a neat manner. If an animal is kept within the yard, the owner should carefully maintain said animal so it does not become offensive to the neighbors. Enclosed yards are the full and complete responsibility of the homeowner. Grounds maintenance will not enter for upkeep. Plantings or structures contained within the fence may not encroach upon adjoining units.
- Fences will meet the following specifications:
- They will not be constructed outside the property line.
 - They will not overlap a common wall.
 - They will not exceed eight feet.
 - They will be constructed of wood.

- They will be stained to match the unit.
- They will have all structural support to the inside.
- They will be well maintained.

Dividers and wind-breaks will be in keeping with the specifications for fences.

INSURANCE:

The Homeowners Association does not provide general hazard or homeowners' insurance for the residential units. A policy specifically designed for townhouse owners is recommended.

Nothing shall be done or kept in any unit in the Common areas and facilities which will increase the rate of insurance on the Common area and facilities or any other unit without the prior written consent of the Association.

No unit owner shall permit anything to be done or kept in his unit or in the Common areas and facilities which would result in the cancellation of insurance on any unit or any part of the Common areas or which would be in violation of any law. (Article VIII, CC&Rs)

NOISE:

Being thoughtful of one's neighbors is especially important in a community such as THE RIDGES. Loud noises from televisions, stereo equipment, musical instruments, children, machinery, pets, and other disturbances are to be avoided. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and/or the problem is severe, then the local law enforcement agency should be contacted. The management office or Board of Directors should be contacted the next business day. "NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CONDUCTED UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD." (Article VIII CC&Rs)

OUTDOOR FURNITURE:

No outdoor furniture is to be placed or stored on the front of the unit.

PATIOS:

These are to be maintained in a neat and attractive manner. No unsightly equipment or articles are to be placed or stored on or near the patio.

PETS:

All laws, ordinances, rules and regulations pertaining to dogs and other domestic animals adopted by the State of North Carolina and the Durham City and County are adopted as rules and regulations of the Ridges and are incorporated herein. In particular, all dogs must be leash controlled.

Solid pet excrement is to be removed by owner immediately.

Chains should restrict pets to owner's property.

No pet houses, unless maintained behind a privacy fence.

(Article VIII, CC&Rs)

SOLICITING:

There will be no soliciting for any cause without express written permission of the Association.

RENTERS:

All renters must comply with the rules, regulations, and by-laws of the Association and should be properly informed of these responsibilities by the owner of the unit.

Any damage done by the renters shall be charged to the respective unit homeowner.

SIGNS: No signs of any nature are allowed on Ridges property except those specifically approved by the Board of Directors through written request. All signs, including, but not limited to, Political, Directional, For Sale or For Rent, must be placed within the front common area of the specific unit. Any signs found outside of individual lots will be removed by an agent of the Association.

TERMITE PROTECTION: The Association will purchase annual termite insurance. The cost of same will be included in the Association dues. No lumber, firewood, paper or cardboard is to be stacked against the house. Regrading of soil adjacent to foundation walls or any other alteration that adversely affects infestation protection will result in additional premiums or repair costs charged to homeowner for the reissue of the Association's protection agreement.

TOYS: Bicycles, skateboards, and so forth should not be stored in common areas or left in the way of grounds maintenance. Toys and any equipment shall not be placed or stored in the front of the unit.

TRASH CONTAINERS: The Poly-Kart trash containers should be stored behind the unit, not left on the curb or in the parking lot after trash pick-up. Trash containers are not to be stored on common ground.

VEHICLES: There shall be no driving or parking of motor vehicles upon the common areas of the Association not so designated for vehicular travel and/or parking. Under no circumstances shall motor vehicles be driven or parked upon lawns or natural areas except those vehicles used by grounds contractor. Violators will be held responsible for all damage to the property including lawns, trees, shrubbery, underground utilities, etc. All vehicles must be currently licensed and in operable condition.

Boats, campers, trailers, large vans, large trucks (larger than $\frac{1}{2}$ ton) and like vehicles are not to be parked or stored on the Ridges property. Said vehicles will be towed 5 days after failure to act upon notification by the Association.

Each unit shall have the use of two parking spaces. The By-laws read, "Ownership of each lot shall entitle the owner or owners thereof to the use of not more than two (2) automobile parking spaces for each lot, which shall be as near and convenient to said lot as reasonably possible..." Owners should request that their visitors not use parking spaces normally used by other homeowners.

The speed limit on any street within the Ridges shall be fifteen (15) miles per hour. Special attention should be exercised when driving within the community to insure the safety of all residents.

The following minor work is permitted to be accomplished in a reasonable time frame:

- Servicing of spark plugs, batteries and distributors and distributor parts.
- Tire servicing and repair, but not recapping or regrooving.
- Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat belts, seat covers, windshield wipers, wiper blades, grease retainers, wheel bearings, mirrors and similar trim items.
- Radiator cleaning and flushing.

- Fuel pump, oil pump and line repairs.
- Minor servicing and repair of carburetors.
- Emergency wiring repairs.
- Minor motor adjustment not involving the removal of the head or crank-case, or racing the motor.
- Waxing and polishing; cleaning interiors and windows.

All other work is considered major and is not allowed.

Homeowners should exercise extreme care not to spill oil or grease on the pavement or common areas.

Protective pads are to be used under motorcycle kick-stands.

Vehicles parked or left standing in violation of the Rules and Regulations of the Ridges Homeowners Association shall be towed from the premises of the complex. Towing and storage fees shall be charged to the violator and are in addition to any other fines that may be assessed for violations of the CC&Rs and/or By-Laws. The Ridges Association's Management shall be authorized to tow such vehicles disclaiming any damages or theft that may be resultant from such action. (Article II CC&Rs)

These Rules and Regulations are pursuant to, in addition to, and do not replace, the Covenants, Conditions and Restriction and/or the By-Laws of the Ridges at Parkwood. These Rules may be amended or revised according to Article VIII of the By-Laws.

Adopted: 14 August 86

Board of Directors
Ridges Homeowners
Association

cc: Pamela Anderson
Michael Byers
Jack Donovan
George Dudney
Glenn Leshner
Judy Esser, HRW
All Homeowners
and Renters