

Townes of Governors Village Homeowners Association
Summary of Rules and Regulations
9/1/2023

Welcome to the Townes of Governors Village—upscale townhome living in an active community. The Townes of Governors Village is the largest of the six neighborhoods that comprise the Governors Village community. Townhome residents enjoy full privileges of Governors Village amenities including the pool, tennis courts, and two playgrounds.

The following summary of rules and regulations are specific to the Townes of Governors Village. They are consistent with the association's legal documents and serve as further clarification. Owners should read these carefully and maintain compliance. Owners who rent must share these rules with their tenants. These rules promote safety, uniformity, and aesthetics, all of which are important to the enjoyment of our homes and maintaining property values. To see the full text, or to read or find other information pertaining to Governors Village, please visit the Documents section on the [Governors Village website](#).

Parking and Garages

- Only one vehicle per townhouse may be parked overnight in front of townhouses. Occupants are expected to make every reasonable effort to utilize their garage, driveway, and space in front of their home. Guests should make every effort to utilize guest parking.
- Speed limits in the neighborhood are 17 mph. Do not exceed this speed.
- Occupants on the north side of Governors Drive should not utilize cut areas in front of townhomes for overnight parking.
- Parking on the right-hand side of Roark Hoey Loop must be no closer than 10 feet from any corner.
- Parking on the grass, curbs, sidewalks, or blocking alleys is prohibited.
- Homeowners who have large parties should ask guests to park in designated parking that is not in front of the townhomes, utilizing areas on side streets.
- Street parking of occupants' commercial vehicles is prohibited. Boats, trailers, and campers may not be stored in driveways or on the street.
- All vehicle mechanical maintenance and repair work must be performed in the garage or driveways.
- All garage doors are to be kept closed when not in use.
- All vehicles parked on any street within the community must have current license tag, current inspection sticker, and must be in operable condition. Violators may be towed, and the owner will be subject to due process and may be subject to a fine.
- Parking violations will be reported to the property management company who will send a warning letter to the violator (homeowner is responsible for communicating with the tenant, if needed). If the problem is not permanently rectified, the homeowner may be subject to a due process hearing to determine a course of action which may include a

fine or other appropriate action. A continuing fine could be as much as \$100/day until the violation has been corrected.

- **How to report parking violations:** When notifying the property management company,, you must provide the license number, State of license issue, vehicle make, the townhome number and street name where vehicle is parked (if known). Individuals reporting the violator will not be identified outside of the property management company.

Pets

- Pets are restricted to no more than two dogs and four pets total in the household.
- Dogs must be on-leash at all times in all areas with exception of enclosed back yards.
- When walking dogs in public areas, clean up after your pets. Pet waste stations are available throughout the neighborhoods. Pet waste in courtyards should be removed regularly. Do not use a neighbor's trash can to dispose of pet waste.
- No pets are allowed to be tied in front of townhouses.

Property

- Short-term rentals are prohibited in the Townes community. Short-term rental is defined as 6 months or less.
- Owners must request permission from the Architectural Review Board (ARB) for any exterior modifications. This includes, but is not limited to, replacement of windows or doors, installation of courtyard structures, or exterior painting of any kind.
- Front porch furniture must be made of appropriate wood, metal, or wicker. If in doubt, please consult with the ARB to obtain prior approval. Furniture should be cleaned or repainted on a regular basis.
- Front porch decorations must be natural flowers with the exception of wreaths which may be natural, dried, or silk flowers (no plastic flowers). Decorative statues, ceramic figurines, and other similar lawn ornaments are not allowed. Holiday decorations may only be displayed 30 days before and 14 days after the holiday. Holiday lights should be turned off by 10 pm.
- Pots on front porches must have plantings of live flowers or other appropriate plants. Permanent plantings in front of townhouses should be approved by the ARB.
- To avoid impact on neighboring properties, hardscaping or grading of back courtyards requires ARB approval and changes must include a drainage plan.
- Window shades, shutters and/or blinds on the front elevations of the units should be white, beige, or neutral. Curtains should have beige or white linings. Screens must be maintained by the homeowner, well maintained, and in good working order.
- Whether temporary or permanent, gates and fences other than those installed by the developer as original construction must have the approval of the ARB.
- National, state, and sport team flags are permitted with a maximum dimension of 3'x 5'. Flags should not be torn, tattered, or severely faded.

- Yard signs are not permitted, with the exception of political signs which may only be displayed 30 days before and 14 days after an election. Signs must be no larger than 24x24.
- Homeowners who damage concrete sidewalks or driveways with ice melt or related products will be held liable for replacing that concrete. Please be very careful in selecting products. For product recommendations, reach out to the property management company.
- Painting of concrete front porch floors is prohibited. Owners are responsible for removing oil stains in driveways or neighborhood streets caused by vehicle leaks.
- When replacing door handles, door numbers, mailboxes, and mailbox numbers be mindful of maintaining a uniform look with other townhomes. The ARB can provide sources for appropriate replacement products.
- Full glass storm doors (no etching on glass) may be allowed for front doors with ARB approval. Hardware styles should be consistent with existing hardware and trim color should match approved front door color.
- Backyard fire pits of up to 25" in diameter are permitted, gas and gel only. Wood burning fire pits are a violation of the Chatham County fire ordinance and are prohibited.
- Gas grills in back courtyards are allowed. Charcoal grills are prohibited. Residents are advised to keep grills and firepits a minimum of three feet away from any structure when in use. Gas grills will melt fencing when placed too close.
- Garbage cans and recycle bins must be kept in garages except on pick-up days. Cans may be rolled to the curb on the evening before pick-up and should be returned to garages by the evening of pick-up day. If storing trash cans inside garages is a hardship, they may alternately be placed on exterior garage walls or within areas where they are not visible from the street. Please seek assistance from the property manager if you need a solution for storing your trash can.

For questions or to report violations, please contact Community Focus of NC at Info@CommunityFocusNC.com / (919) 564-9134

To review your violations status, submit requests for ARC Approval, submit work orders and access community documents – visit your website portal at www.cfnc.cincwebaxis.com