

Hope Valley Ridge

Homeowners Association, Inc.

RULES AND REGULATIONS

January 2023

The Hope Valley Ridge Homeowners Association, Inc. Board of Directors has authorized these Rules and Regulations for the mutual benefit of all owners and residents. The Board asks all residents for their cooperation in abiding by these rules. As of January 1, 2023, these rules and regulations will be strictly enforced, and violations may result in fines being imposed on homeowners.

1. GENERAL

- 1.1. Owners are legally and financially responsible for the actions of their guests and renters
- 1.2. Quiet time from 10pm to 7am
- 1.3. Yard Sales can only be held on weekends between the hours of 8am and 4pm

2. VEHICLES

- 2.1. No vehicle parking on sidewalks or in front of the community Mailboxes
- 2.2. Vehicles may not park on grass or extend into street from driveway
- 2.3. Boats, trailers, recreational vehicles, and similar vehicles are not permitted in resident Driveway for more then two weeks
- 2.4. Obey all posted traffic signs including Speed and Stop signs
- 2.5. Shipping containers, sized for half of driveway, may be used for two weeks with Board approval
- 2.6. Vehicle maintenance / repair after 8 pm is not permitted in driveways, parking areas, or streets
- 2.7. Vehicles must be in legal drive-able condition; otherwise, these vehicles must be stored either in the resident's closed garage or off community property
- 2.8. Durham's zoning ordinances restrict the parking of any commercial vehicle in residential neighborhoods. This includes in front of your property as well as on your driveway.
- 2.9. Vehicles in violation may be towed. The vehicle would receive a warning sticker with the deadline time for towing. The vehicle owner is responsible for the towing fee.

3. PETS

- 3.1. Pets. No animals, birds, or reptiles of any kind shall be bred within the community unless approved by the HOA Board
- 3.2. Pets must be on physical leash or carried when outside unit on your lot or beyond
- 3.3. Owners must clean up after their pets
- 3.4. Aggressive pets are not permitted

4. LANDSCAPING

- 4.1. Landscaping of townhomes and common areas within the community are maintained by the HOA
- 4.2. Single-Family Homeowners are required to maintain all visible landscaped areas. This includes front, side, and back yards, unless hidden behind a fence.
- 4.3. Landscaping must be maintained; bushes and trees must be trimmed and well-kept.
- 4.4. Lawns must not be more than 6 inches high, and all lawns must be 75% weed free.

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4.5. See addendum entitled “*HVR SFH - Lawn and Garden Maintenance Guidelines*” to help maintain that healthy lawn and garden

5. **General Property Maintenance**

- 5.1. Bicycles, toys, or other personal property must not be left outside in the common areas or resident’s yard overnight
- 5.2. Power washing all Townhomes and Single-Family Homes exteriors must be power washed at least every other year. Failure to maintain the exterior of your home will result in violations and subsequent fines.
- 5.3. Trash bins (regular garbage, recycle, and yard waste bins) must not remain at the curb (for more than one day after trash pickup), trash bins must be kept either behind a closure, in the resident’s garage or outside in front of the resident’s garage.

6. **ARC (Architectural Review Committee / AKA HOA) APPROVAL REQUIRED**

- 6.1. Exterior modifications to units, including painting
- 6.2. Addition of visible permanent structures or major front yard landscaping
- 6.3. New and replacement fences require HOA Board approval

7. **FINES**

- 7.1. Per NC statute, the association may impose a fine up to \$100 per day per violation
- 7.2. Owners will be notified of violations and given a hearing before the board with ten-day notice before a fine is imposed
- 7.3. Late dues more than 90 days will incur a lien against the property (to include legal fees) and excessively late dues can result in foreclosure.