

BATTLE RIDGE NORTH TOWNHOMES
HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

Revised October 2021

GENERAL

The following rules and regulations are designed to make living at Battle Ridge North Townhomes, pleasant and comfortable for each member of the association. The restrictions and guidelines in place are for the mutual benefit of all. The cooperation and consideration of each member is vital to the success and well-being of our community.

1. MONTHLY ASSESSMENT

Dues are \$85.00 per month, due and payable on the 1st of each month. **Online payment** is available for current accounts only. **Checks** or Money Orders should be made payable to ***Battle Ridge North HOA***. A \$10 late fee will apply if paid after the 15th. **Past due** accounts will be turned over to our attorney by the 16th day of the 3rd month for collections and may be subject to judgment or foreclosure through the Wake County Court. **All fees pertaining to the collection of dues become the sole responsibility of the homeowner.** If you know you will be behind on your dues, please call the office to make a payment arrangement and to avoid legal action.

2. ALTERATIONS

Prior to any exterior alterations or additions (such as fences, etc.) an Architectural Change Request Form must be submitted to the HOA management company for approval. A written reply to any request will be made within thirty (30) days from submission. TV Satellite dishes less than 39.37 inches in diameter do not require approval as long as it is installed on your directly owned property and NOT in any of the common areas. Satellite dishes installed in the common areas without prior written approval from the HOA, will be removed. The HOA will not be responsible for repairs caused by satellite dishes installed on roof, where the damage has been determined to be a direct cause of such installation.

3. PARKING

- Each home has one designated, marked parking space, the guest spaces next to all marked spaces are considered community parking. These guest spaces directly in front of the building are first come first serve for residents. Only one four (4) wheel vehicle may be parked in a space.
- Each resident will be given 2 resident parking permits. Please affix the permits so they are clearly visible. Additional permits can be bought at a cost of \$5.00 each.
- If your parking pass is lost or stolen, you must obtain a replacement pass on which you will be assessed a \$5 fee.

- Visitors should be directed to park in the guest parking spaces, but where possible, not in the guest spaces directly in front of the buildings. If you have extended stay visitors, we strongly recommend you put a note on the dashboard of their vehicle(s), showing “Visitor” and include your address, to avoid the vehicles being towed.
- Towing will be strictly enforced for parking violations. Parking in unauthorized areas of the subdivision will be subject to immediate towing. Note: Unauthorized areas are defined as any undeveloped sections of the subdivision and any areas that do not have clearly defined parking lines. **ALL VEHICLES** must be parked within the clearly defined parking lines and should not be parked in such a way as to prevent another vehicle from parking in the adjacent spaces, that is, one vehicle per defined parking space.
- We have contracted Lizard Lick Towing Company for towing enforcement. **USE CAUTION BEFORE REPORTING WHAT YOU THINK IS AN UNAUTHORIZED VEHICLE**, first check with your neighbors, then call our office at 919-217-5222; after hours and weekends, text 919-891-3454 to report the vehicle. You must provide your information, the parking space number, reason for requesting the tow, license number, make and model of the vehicle to be towed.
- Outdoor storage or parking of any unlicensed vehicle, expired license plates, campers, boats, trailers, or any vehicle that is not a licensed automobile, van, or SUV, are prohibited.
- All vehicles must be in operating condition both legally (no expired or no licensed plates) and mechanically (no flat tires, etc.).
- All vehicles must be parked in a parking space. Vehicles parked in the unauthorized areas or vehicles in violation of any of the above rules, will be towed at the owner’s expense. The community streets are dedicated for public use and the City of Raleigh police should be contacted to report any nuisances that occur.

No Trucks, Tractor, Tractor-Trailers, Semis are allowed in residential parking areas. No vehicles, commercial, including food trucks, or otherwise over 10,000 lbs., can park in the subdivision, this included food trucks. Trucks used for moving are allowed for residents moving in and out of the subdivision. However, if more than 48 hours, please contact the office at 919-217-5222 to extend.

- No vehicles of any type will be allowed on the grass at any time.
- No vehicles are to block the entrances to the subdivision.
- Motorcycles must be parked in assigned space and are not allowed on sidewalks, in the front or back yards, or on porches. They are subject to towing or fines if not parked in assigned space.

- Notice of parking violations shall consist of a violation tag placed on the windshield or side windows of the vehicle. A notice date will be printed on the tag for the vehicle to be brought to compliance or removed. If the vehicle remains after the notice period, it will be towed at the owner's expense. **HOWEVER, any vehicle illegally parked shall be subject to immediate towing without notice.**

4. **AUTOMOBILE REPAIR**

- Minor vehicle repairs (for example: oil changes, tire changing, spark plug replacement) are allowed; however, major repairs (for example: engine overhaul, transmission repair, brake replacement, rear end repairs) are not allowed.
- Vehicles are not allowed to be left on jacks or blocks. Flat tires should be repaired within three (3) days.
- Any damage including oil spills, to the parking lot or any common area will be the sole responsibility of the homeowner to repair.

5. **SPEED LIMIT**

For safety reasons, special attention should be exercised when driving within the community to ensure the safety of all residents. Speed limit shall be 15 miles per hour within the community.

6. **INSURANCE**

The Homeowner's Association does not provide insurance for the residential units. It is the complete responsibility of the owner to provide insurance coverage for the structure.

- it is recommended that each owner, at owner's expense, secure and maintain in full force and effect, one or more insurance policies for the full replacement value. Consult with your insurance specialist for more advise.
- it is recommended that each owner, in addition to full replacement value, consult with your insurance agent to secure coverage for loss or damage from all hazards and risks normally covered by a standard Extended Coverage insurance policy, including fire and lightning, vandalism and malicious mischief.

7. **NOISE**

Being considerate of our neighbors is especially important in a community such as Battle Ridge. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11p.m. and 7 a.m. (Wake County Noise Ordinance Law). If a homeowner should be

disturbed by loud noises, they should first attempt (if possible) to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the City of Raleigh Police should be contacted.

8. LOITERING

Loitering is considered to be a gathering of three or more persons in a common area without a definitive purpose. There are signs throughout the neighborhood stating No Loitering, Trespassing allowed in common areas. Approved places for gathering are within the limited common areas, such as resident's patio, decks, porches.

9. SIGNS

Only standard size "For Sale", "For Rent" or alarm company signs are allowed on the property and only one sign of each type per home is permitted. Political signs are allowed but must not be installed more than 45 days prior to the election and must be taken down within 7 days after election.

10. PETS

They must be confined to their guardian's property or walked on a leash

- **Pet owners are to complete a Pet Registration Form within fourteen (14) days after move-in OR seven (7) days after acquiring or bringing a pet into your home.** Pictures of all pets must be attached to the form. A copy of the registration form can be found on our website, reevesrealty.net/HOA or you can also contact the office for a copy.
- Landlord owners are responsible for ensuring that their tenants are informed and in compliance with this pet policy.

PETS - Restrictions

- Any inconvenience, damage, excrement, or unpleasantness caused by any pet shall be the sole responsibility of its owner.
- **All pets** shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest, NO EXCEPTIONS. PET OWNERS ARE TO PICK UP AFTER THEY PETS REGARDLESS OF WHERE THEY DEFECATE.
- Pets must be kept on the owner's property only. Pets are not allowed to be unrestrained in the common areas in any way.
- No animal, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.

- Dog runs, chains, or tethers are not allowed.
- Dangerous or vicious animals are not allowed. To be prohibited from the community, an animal must be declared vicious by the city or county. To report loose, injured, or dangerous animals, contact the City of Raleigh Animal Control.
- Pets shall not be kept, bred or used for any commercial purposes.
- Pets must be restrained by a leash, carried or placed in an animal carrier when outside in the common areas and parking lot.

No Pet should be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:

- i. Personal injury or property damage caused by unruly behavior.
- ii. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 2 hour or more to the disturbance of any person at any time of day or night.
- iii. Pets who are conspicuously unclean or parasite-infested.

PETS - Enforcement

Any owner, resident or managing agent personnel observing an infraction of any of these rules, should discuss the issue in a neighborly fashion with the pet owner, in an effort to secure voluntary compliance.

If the issue is not addressed satisfactorily, the complaint must be put in writing and sent to the HOA management company. The Association has the authority to hold a fine hearing and a determination can result in the imposing of fines.

11. RESIDENTIAL DWELLINGS

Each home shall be used for residential purposes only. All signs advertising any businesses are prohibited. Home offices are allowed.

12. MAILBOXES

Federal Law prohibits any unauthorized entry of mailboxes and any flyers or postings of any kind to be affixed to the mailboxes. Any person in violation could be reported to the Federal Postal authorities.

13. HAZARDS

The discharge of firearms, fireworks or any other noise making device is prohibited at any time. If this occurs, contact the City of Raleigh Police.

14. **COMMON AREAS**

Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas.

15. **CLOTHES LINES**

Clothes lines of any kind are prohibited. This also includes porch or patio.

16. **TRASH RECEPTACLES**

Trash receptacles (cans/bins) are to be properly stored so they are not visible from the street.

- Trash cans should be put out no earlier than the night before pick-up and should be brought back by 11 a.m. the day after pick-up. The City of Raleigh rules concerning trash are to be followed.
- All trash receptacles must have the corresponding house number clearly displayed on the receptacle.
- NO resident should place trash in another resident's receptacle without the expressed permission of that resident.
- **NO BULK ITEMS** (mattresses, furniture, boxes of clothes or other household items) are to be placed in any dumpster OR dumped anywhere in the subdivision. Call the City of Raleigh waste management department and make arrangements for them to pick-up your bulk items, THEN call the HOA with the pick-up date.

ANYONE CAUGHT DUMPING BULK ITEMS WILL BE FINED \$150.00

All receptacles must be clearly marked with the house number only, in permanent marker, within 24 hours of receiving your bins.

17. **LAWN**

No rubbish should be allowed to accumulate on the lawn, all trash, litter and pet excrements should be picked up prior to the landscapers mowing the lawn.

18. **HOME EXTERIOR**

The exterior of your home should be free of all clutter and any other eyesores. No motorcycles, or recreational vehicles, (four wheelers, etc) should be kept on the porches.

19. **DAMAGES**

- Any damage to the exterior of any building, fence, parking lot, or any common area shall be charged to the responsible party.
- Catastrophic damage (wind, hail, lightening, fire, etc.) of the units will be the owner’s responsibility to repair/replace. Consult your insurance agent on your exterior coverage included in your homeowner’s policy.

20. **EXPOSED WIRES**

No cables/wires should be left exposed on the ground. All cable/wires should be buried in a way that it does not affect mowing of the area, laying or hanging in a manner that may cause tripping or other injuries. Residents are to ensure that their service providers bury all cables/wires upon completion of the installation or repairs. Cables/wires must be buried within 14 days of work completion.

The HOA will not be liable for damaged cables or for any other forms of liability the exposed wires may cause.

21. **INTERFERENCE WITH PEDESTRIAN OR VEHICULAR TRAFFIC**

No person may walk, stand, sit, lie, or place an object in such a manner as to block passage by another person or vehicle, or to require another person or driver of a vehicle to take evasive action to avoid physical contact.

22. **DEFACING PROPERTY WITHIN THE COMMUNITY**

No defacing or destruction of common property will be allowed. Any person causing damage to any community property shall be responsible for the cost of its replacement or repair. If such person is a tenant, guest or family member of an owner, the owner be responsible for the cost of replacement or repair.

23. **INTERFERENCE WITH RESIDENTS’ PEACEFUL ENJOYMENT**

No resident should disturb or disrupt another resident by engaging in any recreational activity within another resident’s defined owner space. This includes, but is not limited to, setting up skateboard ramps, bike ramps, throwing a ball against the wall of another resident’s home, without the expressed permission of that resident.

24. **RENTERS**

It is the responsibility of all Landlords to provide a copy of all current leases to the HOA. All Landlords are required to give their tenants a copy of the Association’s Rules and Regulations. If during the term of a lease the information on the resident changes, or the unit acquires a new lessee, the landlord must update the HOA within fourteen (14) days of such change.

- Renters shall be properly informed by the owners(s) of the unit and must comply with the rules, regulations, and documents of the Association.
- Property damage to any common area by a renter will be charged to the respective owner/landlord.
- Any curbside trash to include but not limited to any type of furniture, piles of trash or other household items left by renters vacating the property will be moved at the owner’s expense.

25. **COMPLAINTS/CONCERNS**

All correspondence, including complaints **must be submitted in writing by mail or email** to battleridge@reevesrealty.net, with the complainant’s contact information. We will not respond to complaints made by anonymous callers. Submit your complaint in writing, with your contact information and you can then follow up with a phone call. All complaints will be treated with confidentiality. If, based on the complaint, it is deemed necessary to disclose the complainant, we will first contact the complainant for written permission before disclosing their information. The complainant decides whether to proceed or drop complaint. Please ensure your complaint centers around our rules and regulations.

26. Anyone found to be in violation of any of the Rules and Regulation will be required to attend a fine hearing. Fines when imposed are as follows:

- **FIRST OFFENSE \$50.00**
- **SECOND OFFENSE \$75.00**
- **THIRD OFFENSE \$100.00**
- **FOURTH OFFENSE \$200.00**
- **DUMPING OF BULK TRASH \$150.00 Immediate Fine**
- **Anyone caught not picking up after their pets - \$100 Immediate Fine**

NOTE: Ongoing or continuous offences shall be assessed the initial fine plus \$10 per diem until the offence has been corrected.

The HOA reserves the right to adjust fines for ongoing violations, including per diem fines if not corrected.

HELP US MAKE BATTLE RIDGE NORTH TOWNHOMES A SAFE AND DESIRABLE PLACE TO LIVE!