

ALEXANDER CROSSING HOA RULES AND REGULATIONS:

The rules of this community are in place to ensure that the residents would be able to live here and feel welcome, safe and secure. The Alexander Crossing governing documents requires three community volunteers (unpaid) to be the board members. The board members ensure conformity regarding the rules, regulations, legal documents; also the general operations i.e. vendors and services utilized to maintain the homeowner association. The board is obligated to support all the homeowner association's documents/materials and business. The board has no exempt status regarding any community rules, regulations, or documents. In addition to the rules covered in the covenants, your board has approved additional rules. These rules and regulations do not change or override the Declaration, Restrictive Covenants and Bylaws and may be subject to future change. It is strongly recommended each homeowner read *all* materials, including the **Declarations, Restrictive Covenants and Bylaws of the Alexander Crossing Homeowner Association**. Alexander Crossing is a Planned Unit Development or PUD requiring your participation, your cooperation. Therefore it is an expectation and your responsibility to make the community viable: Simply stated, without rules the community would be chaotic. The board is obligated, as well as devoted to the continued prosperity of the community. Please be supportive of your community HOA as well as mindful to your neighbors.

See the community web site: <http://www.casnc.com/communities/alexander-crossing> for these materials.

MOST IMPORTANT:

All external changes to the homes and property must have approval from the board of directors before work is scheduled. This includes catastrophic replacement, but is not limited to all changes to doors, windows, shingle replacement, landscaping, garden statuary, gazebos, walkways, driveways, retaining walls, fences, exterior lighting, patio additions, raised gardens, tree removal, front and back yard renovations etc, excludes general care and ordinary maintenance. It is your responsibility to understand the HOA governing materials. The Board of Directors maintains architectural control. **Failing to obtain proper approval can and will result in fines, legal action and removal of the violation. Always submit a request form to avoid issues or email or call the management company for clarity.**

ANIMALS:

Curbing of animals must be observed. It is both Durham City law and community regulation to pick up after your animals. Do not leave animal feces in any yard or common area including the strip between the sidewalk and the street. Animal kennels, or coops of any kind are not permitted in the community. No animal pens or animal enclosures permitted in the community. Leaving pets unattended without supervision or oversight for extended periods of time will be reported to the Durham City authorities. The prolonged barking of dogs is a nuisance, the excessent barking will create very unhappy neighbors resulting in hostilities; please be responsible and empathetic. Durham City laws apply; call the city of Durham 919-560-1200 for the comprehensive regulations. Report all violations immediately to authorities. Upon the City of Durham authorities determining the resident of that address are guilty of violating the city's animal waste policy; at that point the homeowners association will additionally levy a fine to the property owner at that address up to \$100.00 per violation. (Renter's/ tenant's animals, visitor's animals are considered the property owners responsibility).

ARCHITECTURE REQUEST:

Contact the management company for an architecture request form. The completed architecture request information is to be sent to the management company. The homeowner will need to ensure the information

has been received by the management company. A request form submitted to the architecture committee/ Board of Directors is not considered complete until all the necessary signatures have been obtained and all the architecture committee or Board of Directors questions and/or request for additional information have been completed. Please note: neighbors signing off on an architecture request from is only a notification of the requesting party's intent, not to be construed as an approval by the neighbor. Neighbors with concerns regarding the architecture request should contract the management company immediately. The more information provided will be helpful; names of the professional licensed company(s) are very important. The homeowner is responsible for all permits from the city/ county/ state as well as right of way demarcations/ and digging information for utilities/ all pipes/ lines and the like. The architecture committee / Board of Directors have up to 30 days from the date of last receipt of the architecture request form information received by the management company, to respond to the homeowners' proposal/request. Once the project has the approval, the homeowner has 180 days to begin the project; after 180 days the homeowner forfeits the approval and process. The homeowner must reapply after the 180 days. *Once "any" project begins, the homeowner has 30 days to fully complete the project. A project requiring more than 30 days must have a specified approved end date and that date must be established prior to starting the project.* Be aware inspections of the project may be warranted for compliance reasons.

BICYCLES/ PLAY EQUIPMENT, LAWN CARE EQUIPMENT, ETC:

Ensure that all such equipment is stored out of sight. Gardening and lawn care materials should not be stored in view from the street.

BUSINESSES:

The homeowners associations "Restrictive Covenants for Alexander Crossing Subdivision" does not permit businesses in the community. See item #8 in the restrictive covenants. Durham government website defines a business as: "A business is a commercial activity operated as means of livelihood or profit, or an entity which engages in such actions." Airbnb, HomeAway, FlipKey, etc are considered businesses. Revenue from these activities is reported to the Internal Revenue Service as a business.

Additionally nonprofits are considered a business. Further stated: dwellings/lots are not designed as or for, hubs, public halls, organization headquarters, churches, centers, and the like.

COMMERCIAL VEHICLES:

Commercial vehicles are prohibited from parking in the community by any homeowners, residents, or renters. A commercial vehicle is defined as a box truck, log truck, flat bed truck, long haul truck, bus, any vehicle with 6 or more wheels, and/or is characterized by the state of North Carolina as being a commercial vehicle.

Business vehicles, any vehicles displaying a business name, business phone number(s), business web address(s) are to park in the garage of the homeowner, resident or rental home. Those vehicles that cannot be accommodated in the garage due to size must be parked in the driveway of the homeowner, resident, or renter. No parking of the above mentioned vehicles is to be permitted on the community's streets.

CONSTRUCTION/LANDSCAPE MATERIALS, DEBRIS, ETC:

All such materials, mechanical devices or any other item(s) or objects used for building/construction/ landscaping material/ junk, and so forth shall not be stored/stockpiled/ accumulated on any lot or driveway or side yard. *Any* materials stored/stockpiled/accumulated on the property for more than 30 days are in violation and are subject to fines up to \$100 per day. See "Architecture Request" in the Rules and Regulations for approved time variance request.

DECORATIONS/ LIGHTS/ BANNERS / YARD ART/ ETC:

All holiday decorations should be removed no later than three weeks after the holiday date or occasion, or event. Garish or gaudy yard art and permanent brilliant lights are prohibited.

DRIVEWAY PADS:

Drive ways pads cannot be extended, widened or modified in anyway; any additional driveway pads are prohibited. Weeds, grass, vegetation between the concrete joints must be removed. Parking pads must be maintained in good working order; replacement or repairs are to reflect existing pad materials i.e. same color concrete. Soil/sod may be needed to correct erosion issues/ holes near the parking pad.

DWELLING FACADES:

When repairing any/all facades materials, including the vinyl siding, brick or stone masonry, window or door structures, or the garage doors the materials use for the repair must be of the same color and style. Approvals of materials are required.

EASEMENTS /LOTS:

View, read and understand your plat or property lot map. Many easements are associated with your property such as sewer, gas, communications, electrical, water, cable, setbacks and other easements. Certain properties may have restrictions such as no tree cut areas. The EPA water shed restrictions may apply to your property. A flood plain zone may be associated with your lot/home. Impervious areas are associated with all properties. Certain easements are granted to the storm water retention pond facility located off Sagebrush Lane; Residents connected to the storm water retention pond facility area should clearly understand the easement(s) granted to the agencies involved in the maintenance, inspection and care of the facility. The storm water retention pond facility is a highly regulated and protected area controlled by many government rules. Encroachment or tampering with the facility or placing materials in the pond will result in hefty fines. The block retaining walls/ retaining wall fencing originally constructed on the lot by the builder are the homeowner's responsibility.

FENCING/PARTITIONS:

A licensed professional fence builder/company is required to construct the fence. Wood is the only acceptable building material; no split rail, log, plywood fencing allowed. Height requirement is no more than 6 foot. No double fencing or sides by side fencing; fencing is shared with the existing neighbors. Fences are built and constructed by the building party on the property line with no more than a 6 inch variance from the property line. Fences must abut when connecting to existing fencing. Fences are restricted in placement from the front of the dwellings. Fences must be recessed to the sides of the dwellings, never to be placed on the front corners of the house. Metal, plastic, brick, or wire fences, etc of any type are prohibited. A detailed plan must be submitted for the consideration of approval. All fencing and gates must be maintained in good functioning order; repair as needed to maintain the structure and material. Fence replacement and or repairs are subject to the same rules and thus considered a new fence construction. Fence stains must be in the natural tones. Partitions or screens of any type must have a plan and always be submitted for the consideration of approval.

FINES:

See: The "Bylaws of the Alexander Crossing Homeowners Association, Inc." specifically Article VII section 3.

FLOWER POTS/ PLANTERS/ HANGING BASKETS/ VESSELS/ ETC:

While encouraged for improvements to the property and home, limitations on size, quantity, placement, and esthetics is subject to scrutiny. All items must be maintained.

FURNITURE/SEATING/UMBRELLAS/TARPS/ COVERS/ETC:

Outdoor “lawn” furniture is permitted with confines: quantity, limitations on size. Neutral furniture tones are desired. Sun umbrellas for patios are permitted. No tarps/covers are permitted. Temporary screened gazebos and the like will need approval. All attached patio awning must be approved, color(s) must be approved; professional installation is required. Awning maintenance/ repair/ replacement when needed, must be maintained.

GARAGE DOORS:

Garage doors cannot be modified; nor can the garage doors frame opening be enclosed, walled up, and enclosed with windows or sliding glass doors or any other materials. Repair or replace broken, damaged/dented garage doors; identical existing style on the dwelling must be used for replacement.

GARBAGE/ RECYCLING/ LAWN WASTE BINS:

In our Covenant documents, the word garbage cans is considered to include recycle and yard waste roll out bins and will follow the same rules as stated in the restrictions – including the restriction that these containers cannot be visible from the street on non-collection days. Best practice: store all waste roll out bins behind the fence or behind the dwelling.

HOME/ LOT (PROPERTY) MAINTENANCE:

Homes, including sheds must be maintained: power washing or cleaning of the dwellings sliding must be performed when mold, mildew, moss, alga or excessive dirt appears. Driveways, home sidewalks should be power washed to remove oil and unnatural stains as needed. Items on the homes requiring painting must be performed. Garage doors, shutters, windows, window screens, siding, roofs, gutter systems and doors must be in good repair. Gutters systems must be cleared of plant materials i.e. leave, pine straw and any living plant materials. Lots must be maintained: Repairs and/or replacements are invariable to all property. Specific to lots: tree containment beds/flower beds, walking/patio tiles/walkways/ driveways, edging devices and the like may need replacement or repairs to maintain the property and/or the devices.

LAWN/ VEGETATION CARE:

A Fescue lawn must be established on the lot at all times. Weed lawns or other grass types are not acceptable. Lawn care must be maintained at all times: weed control must be used; fertilizations and seedlings should be done yearly. Fescue remains green in the winter months; lawns that turn brown/die in the winter months are not comprised of the fescue grass. Grass height should not exceed 6 inches.

Clover is a low growing perennial weed invasive in the neighborhood lawns. The white blooming clover is a quickly spreading weed native to Europe/Asia and must be eradicated. Herbicides can help control the invasion. Products and information can be found at home improvement stores or consult a land care specialist/ company for assistance. Once the clover has established in the lawn, the seeds will redeveloped the following year i.e. the herbicide will not destroy the seeds.

Trimming of shrubs should be maintained, lawn edging of the driveway and street should occur. Sod/ yard and vegetation restoration must occur after utility repairs upon the property. This includes all utilities: water, cable, sewer, phone, gas or any other sequent intrusion. Soil/sod may be needed to correct erosion issues or holes on the lot. Side yards and backyards are expected to be maintained in the overall care of the lot; in any case, unfenced or fenced backyards and side yards are subject to all mandates set forth in the community. All flower beds, tree and shrub beds, including the borders are expected to be maintained and free of grass and weeds including trimming or edging of tall grass from the foundation of the dwelling and fence.

Leaves or grass clipping must not be raked, blown or discarded into the streets. The leaf and grass material will damage the storm water runoff device that is maintained by the HOA as well as clog other drainage systems; the City of Durham will not remove leaves that are discarded in the street. City waste bins are

available for all yard waste: call 919-560-1200. Report illegal leaf dumping: call 919-560-SWIM. Burning of leaves and landscape waste are banned.

Growth in tree-beds near the base of the tree, where new branches or roots are crowding the main base of the tree, are known as ‘suckers’ and should be removed to maintain the health of the tree. This is important not just for aesthetic reasons, but also to keep the tree from dying (which would thereby incur additional cost to the homeowner for replacement).

Homeowners are expected to preserve existing trees on the street facing portions of the lot as well ensure front evergreen shrubs are conserved and maintained. Shrubby/ hedges should have continuity, balanced/ level or consistent appearance when applicable; shaped when appropriate.

Decorative trees, the maple tree particularly (common in the community) and specifically the roots of the maple have a tendency to grow upward and across lawns when encapsulated by stone/brick or wooden containment beds. The upward growth of the roots distorts the containment materials resulting in failure of the structure. Thus containment materials used around the trees/flowerbeds must be kept in proper functioning state to be aesthetically pleasing to the landscape of the yard and community. Therefore three remedies are warranted: Repair or Replace or Remove the containment.

Replacing vegetation (trees/shrubs) may be necessary. When replacing trees or shrubs, the fall and early winter season is the recommended time for replacement. The new vegetation will grow roots in the winter thus giving the vegetation a better chance to survive the hot, dry, summer months. In the spring and summer months, the vegetations growth energy is directed to the leaves and blossoms, not the roots, leaving the plant vulnerable to the hot and dry summer conditions. Also while it may seem expensive to water lawns, trees, and shrubs in the summer months, it is far less expensive and time consuming than having to replace the vegetation and lawn.

It is strongly encouraged that landlords engage a lawn care company to help maintain the leased/rented property as to avoid lawn care issues and fines.

MAIL BOXES:

Mail boxes and posts must be maintained by the homeowner. The same style and solid black color box must be used, as well as the same white color post and style. For maintenance or replacement of the mail box and mail box post, the owners should contact the management company for approval from the BOD. The current company that supplies the replacement mailbox/post unit and/or parts is: Z Box- phone number: 919 280 7506.

NOISE: TV/ AUTO/ ANIMALS/ ETC.

Each person has their own tolerance level for noise. Please keep your “sounds” to a level that it will not travel to the home of other residents. Contact the City of Durham for enforcement measures. In an effort to preserve the neighborhoods tranquility, please be respectful and refrain from lawn care noises before 8:00 am, i.e. lawn mower, leaf or grass blowers, weed whacker noises etc.

PALRUF:

This material (palruf) or any material resembling corrugated wave PVC sheets in any color including the clear material is prohibited from use in the neighborhood. Special consideration with emphasis on aesthetics can be given to the use of the material in limited scope as a roof light / skylight on shed roofs.

PARKING: SUBDIVISION/ LOT/ DRIVEWAY/ COMMON AREAS:

Parking temporarily or permanently on/in the lawns is prohibited. Parking on/in, on the edge of a common area lawn temporarily or permanently is prohibited. Trailers, campers, boats and the like are prohibited in the subdivision; see the Restrictive Covenants for further restrictions.

POOLS/PONDS/FOUNTAINS:

Swimming pools: A comprehensive plan must be submitted for approval. No above ground swimming pools are permitted. Garden ponds/permanent fountains will require a plan and will need approval. Temporary kids/children's play pools are acceptable.

RENTERS/ TENANTS:

All communications, letters, notices, flyers etc issued to the community by the homeowners association or Management Company are the responsibility of the principal homeowner/ property owner to communicate the renter/ tenant in a timely manner. The renter/ tenant are expected to comply with all Alexander Crossing Rules and Regulations, Declarations, Restrictive Covenants, and Bylaws. The principal homeowner/ property owner remains responsible for the landscaping, appearance and up keep of the physical lot, house, and building(s).

SATELLITE DISHES/ ANTENNAS:

All such devices must have prior approval before installation.

SHEDS/ OUTBUILDINGS/ STORAGE BUILDINGS:

All storage buildings of any kind must have architectural approval before construction begins. Request for sheds made of materials such as plastic, metal, brick, resin or other non conforming materials will not be approved for construction. Over sized or two story storage buildings are not permitted. These buildings must be maintained.

SHINGLES/ROOFING:

Asphalt tab type shingles are the accepted material; shingles are the only approved roofing material. No primary or pastel colored shingles. No tin/metal/wood etc roofing is allowed. No dwelling siding is approved for the use of shingles.

All roofing shingle replacements or changes must be approved. Replacement of shingles must be of the same style and color; current colors existing on the dwelling is accepted. A decorative asphalt tab "style" shingle must be approved. When requesting replacement of the shingle roof, please include the professional company name performing the work; include the shingle manufacture/vendor with the color name/ number as well as the shingle style. Please consider replacing your shed shingles when replacing your home roof shingles as a matter of maintenance.

SOLAR PANELS OR SOLAR DEVICES, AND SYSTEMS:

Solar panels/systems are restricted as not to be viewed from the street or front of the lot. The solar panels/systems are restricted to the rear/ back of the roof of the dwelling. No consideration will be offered to front solar systems; also restricted on lawns, poles, and on the walls of the dwelling. Any considerations will be determined on a case by case basis. _ If approval is granted, other restrictions may be applied. Professional installation is required and detailed plans are required for consideration. Limiting these systems is defined by the original date of establishment of Alexander Crossing in the Declaration of Conditions and Restrictions, Easements, Charges and Liens for Alexander Crossing Homeowners Association, Inc.

SPEED LIMIT:

The speed limit while in the community is as posted and not more than 25 miles an hour; all residents and their guest are expected to abide by the requirement for their own safety and the safety of others. Durham City laws apply; contact the City of Durham for enforcement concerns.

STORAGE TANKS:

No exposed, above ground tanks will be allowed.

STORM DOORS:

Only full clear view glass doors are acceptable.

STREET ENFORCEMENT STATEMENT, with HOA RECOMMENDATIONS (only*):

The community or planned unit development (PUD) was designed for homeowners to park vehicles/motorcycles in the garage or on the driveway pad.

* It is **recommended** if you choose to park on the street, please be respectful: park in front of your house, on your side of the street, one (1) vehicle per lot; respect a 3 foot setback/ buffer from your neighbor’s property lines; this will help to provide proper space for city trash bin collections, enhance egress, improve noise/ privacy concerns, and line of sight issues that hinder neighbor’s driveways access. *It is **recommended** residents maintain 2 lanes or 2 way traffic on the streets, therefore avoid adjacent parking to ensure community safety, safety for school buses, thus providing city fire and rescue vehicle access, as well as postal and delivery services.

During community inspections the management company will report all unlawful street circumstances, unlicensed, abandoned or junked vehicles directly to the Durham Police Department that can result in ticking or removal. The Alexander Crossing Community is subject to all City of Durham laws and rules regarding streets. *The Durham Police Department is the sole enforcement body for the City of Durham’s street laws and rules in Alexander Crossing:* Call the non emergency number 919.560.4600 or 919.560.4100 for concerns and or enforcement.

STREET LIGHTING / STREET MAINTENANCE

The street lighting in the community is provided by the City of Durham, and paid for with your tax dollars. In the occurrence of light failure please call Duke Power at “1-800- power on” to report the outage; the fixture will be repaired in a timely manner. Streets are maintained by the City of Durham i.e. paving, pot hole issues, curbing, drainage, etc.

TRELLIS, RACKS, AND OTHER APPARATUS:

Any permanent vine rack/trellis rising above 4 feet must be approved. Temporary low trellis or racks are acceptable for short term use in gardens without approval.

VEHICLES:

Maintenance or repair may not be done in the driveways or streets. Inoperative, abandoned or non-licensed vehicles of any type shall not be stored on any lot or street within the community. The Durham City Policing jurisdiction will be notified for ticking and/or removal.

WINDOWS:

Exterior windows in the community must retain the grid style original to the dwelling or as constructed. Replacement of windows on the dwelling must have the same grid style as originally built.

WINDOW COVERINGS:

Interior window covering must be in good repair and be of acceptable neighborhood congruency. Banned are political or personal statements, jargons or affiliations as window coverings. Also not acceptable are foiled, blacked out or offensive colors as window dressings.

WINDOW UNIT AIR CONDITIONERS:

Window unit air conditioners are prohibited in the community.

WIRING:

Cable, phone, television, electrical or any wiring that is exposed or visible on the dwelling is considered a violation. It is the homeowners responsibility to engage professionals to enclose or hide or disguise "all" wiring.

MANAGEMENT COMPANY:

The management company, CAS, should be e-mailed or called with any questions or concerns regarding the community. The e-mail address is Wink@casnc.com; phone number 919-367-7711 ext. 1501. Architectural request forms as well as community information can be obtained through the Management Company and on the Alexander Crossing community page on the CAS, Inc. web site at www.casnc.com.

E-MAIL NOTIFICATION PROGRAM:

The Board of Directors encourages you to be proactive for your safety by reporting suspicious activity to the authorities: call 911.

If you experience a home invasion, vehicle break-in, robbery or other activities, please notify Wink through this e-mail address: Wink@casnc.com. We will notify the neighborhood through our e-mail notification list of the event. Perhaps your information can aid your neighbors or authorities in an apprehension, or at the very least, the prevention of other incidents. Please request to be a part of the e-mail notifications list and encourage neighbors to be part of the program. *Notify Wink by e-mail or phone to be included on the e-mail notification list.*

L/U: January 2022