

Ballenridge Community Guidelines

Ballenridge is a community that has an Architectural, Maintenance, and Covenant Committee whose responsibility is to enforce the Architectural / Maintenance Guidelines and all Covenants, as explained in the Legal Documents you received upon closing.

When you close on your home your real estate agent, or closing attorney, must provide a copy of the Declaration, Bylaws and Articles of Incorporation; you will be asked to sign a statement which acknowledges you have read, understood and agree to abide by these documents. If you decide to rent your home, it is your responsibility to ensure the renter receives a copy of all documents and you will be held accountable for the actions/inactions of your renters.

In accordance with the Ballenridge Bylaws, Article III, C, f, the Board may make and amend the restrictions, rules, and regulations based on the Declarations. The Board has taken the initiative to clarify the rules of the community to allow each homeowner to make minor alterations to their homes in order to adapt to the needs of the family or landscaping ideas. This control will ensure that property values in the Community will not be affected by any non-traditional actions or improvements while still allowing for individual personality.

Architectural / Maintenance Committee

As part of the review process, you are required to submit an Architectural Request Form before altering the exterior of your home or landscape. This form asks for detailed information about the project, diagrams, drawings, photos, rooflines, dimensions, colors, plat plans, types of plantings, and signatures of your neighbors. The approval of your request does not ensure that your project meets any City, County or State codes, rules, and guidelines. Please contact these agencies to learn what is required of you and to obtain all necessary permits.

After receipt of your request, the Arch Committee will review and respond to you, in writing, with an approval or disapproval.

If you disagree with any comments or requests made of the Arch Committee you may contact your Board and ask for an opportunity to present a written appeal of your concerns with them at the next, regularly scheduled Board meeting. At this time they will hear and take into consideration your point of view. They will not be required to make a decision without reviewing the legal documents and discussing the matter with the Arch Committee.

The Homeowners Association and the Board are responsible for the following items

- Maintenance, replacement, and repair of the common and limited common areas, landscaping and improvements, irrigation systems, median islands, water and electricity, and liability associated with all drainage detention and retention ponds

Homeowners are responsible for the following, at their own expense:

- Maintenance of the lot and all structures, fences, parking areas, landscaping and other improvements to include:
 - Repairs, painting, roofing, gutters and all other regular home maintenance
 - Seeding, fertilizing, mowing, edging, clipping, sweeping, pruning, and raking
 - Pruning, trimming, of all trees (including those in the street right of way), hedges, and shrubbery
 - Drainage on the property
 - Keep lot free of clutter, debris, non-operable vehicles, and unsightly objects
 - In the event that the owner fails to properly maintain the improvements in accordance with such standard the Board shall give the owner written notice of its maintenance requirements and thirty days to meet these requirements. Upon the owner's failure to meet these requirements within the time allowed, the Board shall cause the maintenance to be done and shall add such cost to the owner's next monthly assessment after such maintenance is completed

Rules and Regulations

- The Rules of this community were put in place to ensure that each resident would be able to live this community and feel welcome, safe, and secure
- 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 and Bylaws, and may be subject to future change

Additions / Changes (see above for more details)

- All external changes to homes and property must have approval from the Architectural Committee before any work begins
- This includes, but is not limited to the following: changes to doors, windows, landscaping, etc.
- When in doubt, submit a request form

Conduct

- Homeowners must ensure that all contractors etc. control the conduct of their employees while working on your home
- Loud music, profanity, and other unbecoming behavior will not be tolerated
- Work must not begin before 7:00 AM and cleanup will be done before 6:00 PM, unless there is an emergency
- Work sites must be maintained in a clean and orderly manner at all times

Animals

- Animals, livestock, or poultry of any kind shall not be raised, bred, or kept in any lot general or limited common areas and facilities. Dogs, cats or other household pets may be kept in the homes
- No stable, dog run, poultry house or yard or other similar structure shall be constructed or allowed on any lot
- When not in the home, dogs, cats and other household pets must be on a leash, be carried or otherwise restrained
- You are responsible for the removal of all of your animals waste, on all private and public property

Activities

- Noxious, dangerous, or offensive activity shall not be carried on / in any home nor shall anything be done therein which may be or become an annoyance or nuisance to other residents
- Fireworks are not allowed
- Firearms must be stored in a locked space and may not be used within the community
- Hazardous materials may not be stored and may not be used within the community

Antennas / Satellite Dishes

- Arch Form must be submitted before installation

BBQ's

- The State Fire Code states that all free standing, charcoal or gas grills, must be 10ft. from any burnable material. Fixed, electric grills may be less than 10ft. from burnable material.
- Noxious, dangerous, or offensive activity shall not be carried on / in any home nor shall anything be done therein which may be or become an annoyance or nuisance to other residents

Basket Ball Hoops

- Portable hoops must be moved, daily, to the garage
- Permanent, in ground, hoops must be approved by the Architectural Committee before installation
- Hoops attached to the home are not allowed
- All hoops must be maintained and removed from the property when no longer used on a regular basis
- For safety reasons, make sure you know who is using your equipment at all times

Bikes and Play Equipment

- These must not be left on the street or front yards
- Please ensure that all such equipment is stored out of sight

Children

- Children are to be supervised at all times, must adhere to the rules and regulations of the community, and will be responsible for damage to the personal property of others

Clothes Lines

- Outdoor clothes lines, of any type, are not allowed in the community

Construction Materials

- Lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall not be stored on any lot, in an exposed location except for the purpose of construction on such lot and shall not be stored on lot for longer than the length of time reasonably necessary for the construction in which the same is to be used

Decks / Screening

- Decks must receive Architectural Committee approval before installation
 - Be in the rear of, and compliment, the home
 - Must meet all building codes as required by the city
 - Must be pressure treated wood, must be natural in finish and should be sealed with protectant. The deck itself and any landscaping will not prohibit proper drainage; shall allow water to flow away from the foundation or your neighbors' yard
 - Storage of non patio items on the deck is not allowed
- Deck screens and enclosures of any sort must receive Architectural Committee approval before installation
 - Be considered permanent (to include two walls and the roof attached to the primary
 - Be finished in the same color scheme as the primary residence

Decorative Flags / Decorations

- Such flags are allowed; however, they shall not be offensive, in any way, to individuals or specific groups
- Seasonal / Holiday flags / decorations may be put in place two weeks before the season / holiday and must be removed two weeks after the holiday

Fences

- Fences must not be lower than 3 ft. and not higher than 5ft. at the highest point and follow the natural grade of the land
- All fences must be 3 inches inside the property line
- It shall be built out of pressure treated wood, stained a natural color
- The top edge of the fence may be flat, or scalloped either up or down
- Gates must be self-closing
- Fences may not extend past the middle point of each side of your home unless it is to cover the air conditioning units
- Chain link fences are not allowed
- Please check you plat plan for any easements on your property, fences cannot be built over easements

Firewood

- Please ensure that all firewood is kept away from wooden fences and structures

Garages

- Garage doors shall be left in a closed position. We understand that they need to be open for moving autos and equipment in and out of the garage and for projects. However, they shall not be left open for long periods of time

Garbage

- Garbage cans should be out of site or inside a fence
- Garbage must be inside the can, not spilling over to the ground
- Do not put furniture, metal, construction debris, etc. at the curb; call your local waste department to make arrangements for removal

Garden Statuary and Decorations

- A limit of one or two such decorations, depending on size, may be placed in the front of each home
- Architectural Committee approval is required

Gazebos, Walkways, Retaining Walls, Exterior Lighting, Additional Patios, Raised Gardens, Tree Removal etc.

- Must be approved before installation

Mail Boxes

- Must be maintained by homeowner

Noise: Music / TV / Auto / Animal / Etc.

- Each person has their own tolerance level for noise. Please keep your “sounds” to a level that it will not travel to the homes of other residents
- City noise ordinance regulations will be enforced

Parking

- On street parking is limited to guests of residents. Personal vehicles should be parked in the garage and driveway
- Current registration and tags must be visible; automobiles may be towed at the owner's expense

Painting Your Home / New Siding

- If you plan to alter the color of your home, shutters, front door etc. you must submit an Architectural Request
- Painting projects, not requiring change of color may be completed without informing the Arch Committee/Board
- Changes in siding must be approved by the Arch Committee/Board

Patios / Balconies

- Only patio type furniture may be kept on a balcony, decks and patios
- Laundry, towels, or bathing suits may not be left to dry
- Storage containers may not be placed or stored on decks, patios and balconies

Play Equipment

- Such equipment must blend with the natural surroundings, shall be an appropriate size for the backyard and shall be screened, with landscaping or fencing, from the street and neighbors
- The equipment must be in good working order and shall be maintained at all times
- Broken, rusted, or non-used equipment must be removed. For safety reasons, make sure you know who is using your play equipment at all times

Vehicles

- Maintenance or repairs may not be done in the driveways or streets
- Inoperative, abandoned or non-licensed vehicle, of any type, shall not be stored on any lot or street within the community
- Boats, trailers, campers, commercial and all other similar vehicles may not be parked in the street. They may be parked in a garage or area screened from the street and adjoining lots. Must receive Arch approval before installation

Sheds / Out Buildings / Animal Houses

- All such buildings must receive Architectural Committee approval before installation
- Be built in proportion to the yard and primary residence, using the same exterior materials of the house and / or be painted using the same color scheme
- The maximum size of any building may not exceed 120* square feet in total floor space
- The building must sit on a concrete slab or use concrete footings in the corners
- Such building must be maintained, doors will remain closed when not in use
- Building must be located in the back yard and screened from view with large shrubs
- Any building in disrepair must be removed from the property
- Please check your plat plan for any easements on your property
- Buildings may not be located over easements.

Signs

- Signs, except one “for sale” sign, shall not be displayed to the public from any home without the prior written consent of the Board, this includes religious and political signs
- One sign announcing garage sales may be placed at your home for no more than 24 hours

Speed Limit

- The speed limit while in the community is as posted or not more than 25 miles per hour

Storage Tanks

- No exposed, above ground tanks will be allowed

Yard Sales

- Contact your Management Company

Community Issues

If you see a violation please talk to your neighbor about the concern you have. Most problems are easily resolved using this approach and these conversations help to create a sense of community. If this does not work, you may call, email, or send a signed, written notice to the management company along with a photo (if available) and a license plate number (required for vehicle violations) in order for a notice of violation to be sent to the correct owner.

Each home owner and resident shall comply with the Covenants and the Rules voted on by the Board. Failure to do so shall result in a fine of \$25.00, per day, being assessed to the homeowners account with or without further notice. If you disagree with any ruling, you may appeal it in writing to the management company who will bring it to the attention of the Board. If you would like to attend the Board meeting please indicate this in your letter. However, until the situation is resolved all fines will remain in place and the decision will be considered final.

* Buildings larger than 120 square feet will be considered by the Architectural Committee on an individual basis. The Town of Holly Springs Department of Planning and Zoning Accessory Structures requirements (<https://www.hollyspringsnc.us/DocumentCenter/View/6328/Accessory-structure-May-2014>) MUST be met and proof provided before the Architectural Committee will consider reviewing the application. This includes but is not necessarily limited to:

- Buildings that are greater than 12 feet in any dimension (or has electricity or plumbing) requires a permit from the HS Code Enforcement Department
- Accessory building cannot be more than 25 feet tall at the highest point
- Accessory buildings total square footage must be less than 50% of the main dwelling’s square footage
- Must be in the side or backyard, and offset from any property lines or easements and these must be retrieved from the planning and zoning department
- Cannot have more than two accessory structures in your yard (pools count as accessory structures)