

CHIMNEY RIDGE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

April 2024

General

1. All Governing document rules and regulations will be enforced.
2. All Durham County Ordinances and NC State laws are applicable to the Chimney Ridge Community. Violations should be reported to the ordinance enforcement officials. Noise disturbances should be reported to the Durham Police Department at 919-560-4600.
3. The use of gas or charcoal grills is strictly **PROHIBITED on the decks or within 10 feet of any of the buildings. They must be completely cooled prior to storage.**

Building Exterior

1. Owners are responsible for checking their units regularly and reporting any exterior or common area problems to Chimney Ridge's management company.
2. Only patio furniture is permitted on balconies. No items shall be hung over the railings. Clotheslines are not permitted.

Common Area

1. Personal property should not be stored within the crawl spaces, under decks, **in the breezeway, under the stairs**, or in any common area. Items left will be considered abandoned and discarded by the Association.
2. No smoking is allowed in the common area.
3. **No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, under the stairs, breezeways, storage area, or on the Common Elements. Firewood can't be on the decks, storage units or common areas.**

Trash & Recycling

1. All refuse shall be securely contained in plastic bags and disposed of in trash containers in designated area of the Condominium. All appropriate recyclable materials should be deposited in the recyclable waste bin. (See Recycle list available from city website). Construction waste is prohibited in the dumpsters. No littering shall be permitted

Vehicles

1. A 15 mph speed limit within Chimney Ridge Condominiums shall be adhered to by residents and guests.
2. **There are no designated parking areas.**
3. Boats, trailers, trucks over $\frac{3}{4}$ tons, campers, buses, or any other large recreational or commercial vehicles are not allowed.
4. Unlicensed or inoperable vehicles are prohibited on the premises at all times, along with oversized, unconventional, loud, or unsightly vehicles. Violators are subject to tow.
5. No more than **2 cars** per unit will be allowed for more than 72 hours.
6. Storage containers (e.g., PODS) may not be stored for more than 72 hours on property.
7. Vehicles in front of the 3702 building dumpster are required to be moved on Wednesday mornings before 8:00 AM until 5:00 PM. Any vehicles not moved are subject both to towing at the owners' expense, and fines of \$100 per incident from the HOA.

Pool- All Pool rules as posted will be enforced.

1. **The pool is for the exclusive use of Chimney Ridge Condominium owners, renters, and a maximum of 3 supervised guests at a time only. EACH ADDITIONAL GUEST CAN RESULT IN A \$100 FINE BEING CHARGED BACK TO YOUR ACCOUNT PER PERSON PER INCIDENT.**
2. The gate must be kept locked and not propped open from the inside or opened for trespassers. All trash should be picked up and properly disposed of.
3. There is no lifeguard on duty. All persons using the pool and pool areas do so at their own risk, and assume all liability.
4. Anyone can be barred from the pool area at the discretion of the Board of Directors.
5. **Any parties or large gatherings need to have prior approval from the Board.**

Pets

1. Leash laws, waste disposal, and all Durham County ordinances are enforceable in the Chimney Ridge Community. Pet owners in violation of any of these rules may be subject to the permanent removal of the offending animal from the Property upon ten (10) days written notice from the Board of Directors.