

# Colonial Townes Association of Cary, Inc.

## Rules and Regulations

*Updated June 2013*

**Architectural Control:** No building, fence, sign, wall, or other structure is to be erected on the property without prior written approval from the Board of Directors. Nor shall any exterior addition to, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted to and approved by the Board of Directors. Homeowners may not paint or stain their decks, fences, railings, or exterior siding.

**Bicycles:** Homeowners and their guests may use bicycles and other non-motorized recreational vehicles within the community, provided they exercise due care and consideration for pedestrians and other motor vehicle traffic. Sidewalks are for pedestrians only.

**Children:** Reasonable supervision of children by a responsible adult should be exercised at all times.

**Clotheslines:** Clotheslines present an unsightly view to neighboring homes and are therefore not permitted within the Colonial Townes community. Folding clothes racks are also prohibited as are towels or clothing hung on any railings or fence.

**Curtains/Drapes/Window Coverings:** Blankets, sheets, towels and other types of make-shift window coverings are permitted only temporarily. The Board recommends that drapes, curtains, blinds or shutters in neutral colors be installed. Any window coverings must be kept in good condition and be maintained in a neat appearance as observed from the exterior of the home.

**Damages:** Any homeowner damaging common property is responsible for repairs and subject to fines. Homeowners are responsible for any damage caused to common property by their renters or guests.

**Doors:** Storm doors should be full glass and the color should match or compliment the trim of the house (light/light or dark/dark). Front and back doors must be replaced with the same color and style as the previous door. The homeowner may upgrade from a wooden door to a metal door, but the style must remain the same. Prior approval from the Board of Directors must be obtained before adding a new door or before making changes to an existing door.

**Firewood:** Firewood must be stored 18 inches from all wooden structures and store no more than ½ cord. Heavy plastic or metal covering must be under the wood to prevent insect problems and frequent insecticide spraying must be done by the homeowner. Additional wood may be neatly stacked in the natural areas, if it does not present any

hazard or create interference with landscaping crews. It is the responsibility of the homeowner to dispose of any wood that is known to have termites or other insects.

**Front Porches:** The front porches are to be kept clear. Planters that are reasonable in size and do not impede access/egress for any neighbors are allowable. However, none are allowed on railing. Recycling bins may not be stored on front porches at any time.

**Gardens/Exterior Plants and Ivy:** Gardens may not be planted on the common grounds. Ivy and other vines on the exterior surface of the unit are very difficult to control, can damage exterior wall surfaces, and increase the cost of maintenance. Homeowners who desire to have such plants must keep them in pots and away from all building surfaces – walls, windows, frames. If the owner fails to keep them away from the buildings, the vines will be removed by Colonial Townes and the homeowner will be charged for the work.

**Hazards:** The discharge of firearms, fireworks, or any other noisemaking or explosive device is not permitted at any time within the community.

**Lawn Accessories/Common Areas:** No items such as bird baths, lawn decorations, or holiday decorations may be placed on the common grounds without written permission from the Board.

**Noise:** Intrusively loud noises should be avoided at all times. Quiet period will exist from 11:00pm until 8:00am without regard to day, holiday, or event. Any homeowner not following such rule of quiet period will be subject to appropriate action and fines.

**Parking:** Vehicles must be parked in designated parking spaces and not in any right of way or unmarked space. Parking in grass is prohibited. All vehicles shall display current registration and license plates and shall be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, emission (loss of liquids such as fuel, oil, etc.), and appearance (junk, non-operating).

No vehicles other than passenger vehicles may be parked in parking lots. No vehicles described below shall be stored, allowed to remain, or be parked in the area unless approved by the Board of Directors.

1. Boats and/or Trailers with the exception of parking in the overflow area at the end of Colonial Townes Court on the right side (5 spaces next to 218 Colonial Townes) under the following conditions:
  - The boat/trailer owner is a homeowner residing in Colonial Townes.
  - The boat/trailer is registered with the Association.
  - The boat/trailer owner is current on Association dues.
  - The boat/trailer is operable and displays current North Carolina registration tags. (Copy to be submitted to the HOA).
  - The boat/trailer must be covered. Tattered and/or torn covers will not be allowed.

- There is adequate parking for residents' automobiles on Colonial Townes Court.
- Homeowners and renters are not allowed to store automobiles for individuals that are not currently living in the community.

The Board reserves the right to revoke any homeowners' privilege to park a boat/trailer on Colonial Townes Court at any time for any reason.

2. Recreational vehicles (campers, motor homes, etc.)
3. Moving trailers, utility trailers, cookers
4. Unlicensed, abandoned, or disabled vehicles
5. Step vans and custom vans that are not primary transportation
6. Dirt bike motorcycles
7. Commercial vehicles larger than one ton

Residents are asked to respect their neighbors' parking needs. Residents with more than two cars per household should park additional cars in the overflow parking areas. This includes permanent residents as well as temporary guests. The unmarked spaces at the top of Charter Court are not overflow spaces, but are reserved for the residents of 102-120 (even) Charter Court.

**Violation of any of the above could result in towing by the Association at the homeowner's expense.**

**Patio and Deck Areas:** All patio and deck areas should be kept up in a way that is not unsightly to neighbors.

**Pets:** Dogs, cats, and all other domestic pets are allowed, provided they do not disturb or annoy residents. The Town of Cary leash law must be adhered to; pets shall not run loose nor may they be chained in common areas. Each pet owner is responsible for disposing of pet waste properly. Please take the waste to your garbage can and do not throw them into the grass or mulched area especially during warm seasons. Pets should be walked in wooded/natural areas away from the buildings and shrubs. Do not allow your pet to urinate or defecate on any trees, shrubs, or common areas. Pets must have collars. Pets are not allowed to be left outside unattended per Town of Cary ordinance.

**Rentals:** Any homeowner who maintains his residence as a rental property is responsible for providing a copy of these rules and regulations to any tenants occupying the property. All tenants are expected to comply with these rules and regulations. The homeowner is responsible for ensuring that the tenants comply and will be charged with any fines as a result of any violations by the tenants.

**Signs:** No signs or advertisements of any type are permitted in the community except "For Sale" and "For Rent" signs. Such signs must be placed either in the mulched area in front of the unit or at a front window.

**Solicitors:** The Board of Directors has posted "no soliciting" signs in the community. Please do not encourage solicitors who ignore the signs and attempt to solicit. You are

encouraged to ask the solicitor to leave the property and to report unlicensed or uncooperative solicitors to the Cary Police Department.

**Speed Limit:** For safety reasons, the speed limit on any road within the community shall be 15 mph.

**Trash Disposal:** Yard waste, trash, and recycling are collected by the Town of Cary. You must call the Town of Cary to arrange pick-up of large items such as furniture, mattresses, or box springs. No items may be placed by the curb for collection any earlier than the evening before pick up. Items placed in recycling bins should be secured so as not to litter the neighborhood on windy days. Recycling bins must be removed from the curb no later than one day after pick up and should be stored behind the unit (not on the front porch or any place visible from the street). All trash cans must be kept behind the unit in trash can stands or inside fences. Christmas trees must be properly disposed of. You may not place your used Christmas tree in the wooded common areas or in the woods adjoining the property. You must dispose of your tree by placing it by the curb for collection by the Town of Cary at the appropriate time or take it to a recycling facility. They may not be stored on any common or neighboring properties or in any back or side yards.

**Yard Sales:** No individual yard sales are allowed in the community. The Board of Directors may elect to sponsor a community-wide yard sale at its sole discretion.

**\*\*Enforcement of Rules and Regulations:** The Board of Directors may make changes to these rules and regulations at any time. To preserve the integrity of every homeowner's investment, it may become necessary for the Board to enforce the Association's governing documents. The Board is empowered to suspend the voting rights of the homeowners who disregard rules and regulations after a written request for compliance has been made and the homeowner has not complied within 7 days. Fines may be imposed up to \$150 per infraction. In addition, all homeowners are subject to all city, county, and state laws and regulations.\*\*