

COLUMBIA PLACE
HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

INTRODUCTION:

The purpose of these regulations is to establish standards which will enhance the quality of life at Columbia Place and maintain the beauty and value of the properties. By purchasing a residence at Columbia Place, the homeowner has agreed to abide by the Covenants and Bylaws of the Homeowners' Association. It must be assumed that every owner has read these documents and accepted them. It must also be assumed the owners will pass on copies of these documents to tenants or others living in their properties. *It is the responsibility of the owners to see that their tenants, if any, observe the rules and regulations. The Homeowners' Association will hold the respective owners responsible for adherence to the terms of these documents, including those detailed in this document of Rules and Regulations.*

ARCHITECTURAL CHANGE REVIEW:

"No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. . . ." If the Board or Architectural Control Committee ". . . fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed fully complied with."ⁱ All such requests should be sent to the Property Manager for progression with the Architectural Control Committee. The "Architectural Review" document contains helpful information regarding the request process.

DOGS:

All residents must observe the leash law of Chapel Hill. This means that no dog is to be allowed off its owner's property unless it is on a leash. Homeowners and residents violating the leash law will be reported to the Animal Control Office of the Town, which will either fine the owner or remove the offending dog, or both. In addition, every dog owner is responsible for picking up and removing feces his/her dog drops anywhere within the Columbia Place Town Homes property. This includes the lawns of all residences, the grassy areas near the streets in the common areas, the sidewalks and streets. Homeowners whose residents do not pick up animal litter will be assessed clean-up costs.

LATE PAYMENT OF DUES, ASSESSMENTS AND OTHER CHARGES:

The Declaration of Covenants specifies that "any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten (10.0%) percent per annum, plus a one-time late payment penalty of ten (\$10) Dollars."ⁱⁱ

LAWN CARE:

1. Watering of Lawns and Other Plants: The only lawn care for which everyone is responsible is watering the grass and plants.ⁱⁱⁱ Homeowners who do not wish to water their lawns should contact the Property Manager so that alternative watering arrangements may be made. The cost for this service will be billed to the homeowners who request it. When the Landscaping Committee reports that a lawn is not being properly watered and the homeowner either indicates he/she does not care to water, or simply refuses to water, arrangements will be made to have it watered. The owner will be billed \$50.00 per day that watering is required.

2. Planting by Residents: All residents are allowed and encouraged to plant annuals and perennials

around their houses. The planting of larger plants, such as shrubs and trees must have the prior approval of the Architectural Control Committee.^{iv}

3. **Removal of Dead and Diseased Shrubs and Trees:** Residents should inform the Property Manager when they see a dead or diseased shrub or tree. If it is one installed by the Developer or Homeowners' Association, it will be removed. Unless the damage was caused by neglect or actions by the resident, the Homeowners' Association will pay for its removal. Otherwise, the cost will be billed to the concerned homeowner.

NOISE AND OFFENSIVE ACTIVITIES:

Residents must respect the rights of their neighbors to peace and quiet.^v Noise from your property should never be so loud as to disturb neighbors. Per Chapel Hill ordinance the maximum decibels is 45 during nighttime and 50 during daytime. Nighttime is defined as 11:01 P.M. – 6:59 A.M. Sunday – Thursday and 12 midnight through 6:59 A.M. Friday and Saturday nights. While these are the Town's rules, Columbia Place prefers that night restrictions begin to be honored at 9:01 P.M. to permit those who must get up early to go to work to obtain an adequate night's sleep. Residents are encouraged to politely request offenders to reduce the noise. When this is not done, residents should phone the police (911), giving their name and address, as well as the address from which the offending noise is coming. After the police have received complaints on 3 separate occasions, the Homeowners' Association may initiate legal action against the homeowner.

PARKING MOTOR VEHICLES:^{vi}

1. **Illegal Parking:** Effective June 2, 2003 Columbia Place was designated a "no parking anytime except by residential permit" neighborhood. The residential permit process is managed by the Chapel Hill Parking Services Division. Residential parking permits are renewable annually in July. Permits are non-transferable, as they are assigned to a specific vehicle and license plate. Vehicles parked on the street without a residential permit, parked too close to a Columbia Place intersection (within 50 feet), parked within 15 feet of a fire hydrant, parked more than a foot from the curb, perpendicularly parked, blocking access to a driveway or parked on the sidewalk will be ticketed by Chapel Hill Police and/or Parking Services Enforcement personnel. If you wish to report any of these problems, call the Parking Services Office at 932-2912 between 8:30 A.M. and 5:00 P.M. Monday through Friday, excluding holidays. At other times call 911. 911 is used by Chapel Hill to process police assistance and parking problem calls reported during non-business hours.
2. **Number of Parking Spaces:** Consistent with the Columbia Place Homeowners' Declaration of Covenants, *each of the 66 residences shall be allowed parking for no more than two vehicles.* These two spaces include one space inside each garage and one space in each driveway.^{vii} By extension, it is assumed that no residence will use more than two parking spaces on the street, except for *occasional* guests. This restriction shall apply to all residences, whether occupied by the owner or renters.^{viii}
3. **Type of Vehicles:** Consistent with the Covenants, the parking of commercial vehicles, trailers, boats, motor homes and recreational vehicles is prohibited. This prohibition includes parking on the street or in the driveways. Commercial trucks may park here only while making deliveries or providing services to residences.
4. **Prohibited Parking:** **No vehicle should be parked in someone else's driveway, or block access to any driveway or walkway of residences which have no driveway. Vehicles should not block mailboxes. Vehicles not parked on the street must be parked in a garage or within a driveway. They must not be parked on a lawn or sidewalk. Vehicles violating the Homeowners' Association restrictions listed here should be reported to the Board of Directors.**

PROPERTY DAMAGE:

Homeowners are responsible for damage they, their tenants or their guests cause to property of other residents or the common areas. The cost of repairing such damage will be passed on to the offending homeowner. Legal action will be taken if the cost for repair of the damages is not paid promptly.

RESIDENTIAL COMMUNITY

1. Family Dwellings: Columbia Place is located in an R-3 (Single Family) residential zone. When units were built they were approved by the Town of Chapel Hill as duplexes. No accessory apartments are permitted under Columbia Place zoning approval or Association Covenants. Each building is classified as a Two-Family Duplex which allows for up to three bedrooms per one family unit or building side. Chapel Hill regulations define each side as a dwelling unit with no more than 4 unrelated residents. The Chapel Hill Planning Department (869-2728) can supply information regarding the site plan for the neighborhood.
2. Residential Use Only: Columbia Place town homes are designed to be residences. “No portion of the Property . . . shall be used except for residential purposes and related incidental purposes.”^{ix}

SIGNS:

“No signs of any kind, except those advertising an individual Lot ‘For Sale’ or ‘For Rent’ . . . shall be displayed for public view in and about the premises.”^x Only the typical realtor metal signs shall be allowed and these shall be placed on the property near to the street. No signs shall be attached to the buildings.

TRASH:

1. Trash Containers: Except on the day of trash pickup, all trash containers shall be stored inside the houses or garages. They may be placed on the curbside **no earlier than 4:00 P.M. of the day before a scheduled morning collection and should be removed from the curbs on the day they are emptied.** The town can fine \$25.00 per day that containers are left out beyond the prescribed times. According to Chapel Hill ordinances, all trash must be placed inside plastic bags and tied shut before it is placed in the trash containers. The Association may also fine \$25.00 per day that containers are left out (visible) beyond prescribed times.
2. Storage of Trash Containers: Trash containers may not be stored on front porches, patios, decks, driveways or at the side of the building. They should be kept inside the garage or elsewhere inside the house.
3. Recycle Containers: Except on the day of recyclable materials pickup, the Recycle Containers must be stored inside the houses or garages. They may be placed on the curbside no earlier than 4:00 P.M. of the day before a scheduled morning collection and should be removed from the curbs on the day they are emptied. The contents of these containers must be in accordance with the Town of Chapel Hill Regulations. Recycle containers left out (visible) beyond prescribed times may result in a \$25.00 per day fine.
4. Trash in the Yards: Homeowners are responsible for keeping their yards, front porch and sidewalks free of all bottles and trash. Containers such as coolers should be kept in the garage or elsewhere inside the house. When this is not done, the Homeowners’ Association will arrange to have the area

cleaned and bill the homeowner \$50.00 per occurrence.

5. Newspapers: The homeowners are responsible for picking up newspapers delivered to their residences, whether the papers are subscribed to or not. When newspapers are not picked up, the Homeowners' Association shall have them removed and bill the homeowner for the cost.
6. Improper Storage: No trash, rubbish, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any Lot outside of an enclosed structure.^{xi} Improper storage of such items may result in a \$25.00 per day fine imposed by the Association.

ⁱ Article Six, page 13, Declaration of Covenants, Conditions and Restrictions for Columbia Place.

ⁱⁱ Article Four, Section 8, page 10, Declaration of Covenants, Conditions and Restrictions for Columbia Place.

ⁱⁱⁱ Watering of lawns should be a minimum of 30 minutes with a goal of one inch of water per week during summer months, somewhat less in the early spring and fall. Watering for short periods, such as 5 or 10 minutes does not saturate the ground and encourages surface root growth, a condition which is both unsightly and makes the grass more vulnerable to disease and damage.

^{iv} Article Eight, Section 3, page 16.

^v Article Ten, Section 4, page 18, “Quiet Enjoyment”: No obnoxious or offensive activity shall be carried on upon the Property, nor shall anything be done which may be or become a nuisance or annoyance to the neighborhood.”

^{vi} Upon purchase of a property here, each owner accepted the “*Declaration of Covenants, Conditions and Regulations of Columbia Place.*” Section 2, page 4 of the Covenants states that each unit shall have the use of not more than two automobile parking spaces and that those two spaces shall be as near and as convenient to the front door of each Lot as reasonably possible. Furthermore, that Section prohibits the parking of boats, trailers, motor homes, and commercial vehicles of any type, except delivery vehicles while in the process of making deliveries.

^{vii} Although the Homeowners’ Association cannot remove vehicles parked in the streets, it can hold the homeowners responsible for parking more than two vehicles on the street.

^{viii} Exceptions to this restriction will be made on a case-by-case basis, upon submission to the Board of Directors of written applications and justifications by the concerned homeowners.

^{ix} Article Ten, Section 2, page 18

^x Article Ten, Section 5, page 19

^{xi} Article Ten, Section 4, page 18.