

York Woods

Rules and Regulations

October - 2005

York Woods Townhomes

Rules and Regulations

The Board of Directors wishes to foster a community of friends who respect the rights of others. Compliance with certain rules and regulations is necessary to accomplish this in the close community in which we live. No owner, resident, or guest will be allowed to infringe on the rights of their neighbors. It is the responsibility of the Board of Directors to enforce compliance with these rules in an equitable manner but not harass those that may occasionally slip.

Pursuant to Article IX Section 1 of the Declaration of Covenants, Conditions and Restrictions of York Woods Townhomes (YWT), the Executive Board, for the protection and general welfare of the community has formulated the following rules and regulations. These rules supplement the contents of the Declaration of Covenants, Conditions, and Restrictions of the Association.

The Board of Directors may amend any rule. Delay or failure by the Association or any Owner to enforce any of the rules and regulations herein contained shall in no event be deemed a waiver of the right to do so thereafter. Invalidation of any one of these rules or regulations by judgment or court order shall in no way affect any of the other rules, which shall remain in force and effect.

Violations of these rules and regulations should be reported by phone to a member of the Board of Directors or the Management Company and followed up in writing. Owners are responsible for reporting any damage to the outside of their home, land or adjacent common area to the Board of Directors or the Management Company.

These rules and regulations shall become effective on October 1, 2005.

Monthly maintenance fee:

Our only source of operating income is from our monthly maintenance fees. It is the obligation of every Owner to pay the monthly maintenance fee on time. Fees are due on the first day of the month without notice and are considered late if not paid by the last business day of that month. Electronic fund transfer service is available. Late payments will be assessed a \$20.00 penalty each month on each payment. Monthly maintenance fees should be paid to the management company as follows:

By Mail: Allenton Management, P.O. Box 3250, Durham, NC 27715;

In Person: Allenton Management, 3500 Westgate Drive, Suite 800, Durham, NC 27707.

Building Maintenance

1. YWT shall provide routine exterior maintenance as per Article VI, Section 3 of the YWT Declaration of Covenants, Conditions, and Restrictions.

Architectural Control – Building and Landscape Changes:

1. Owners are not permitted to make any additions or changes to any part of the exterior of the building unless submitted to the Board of Directors and approved in writing as per Article V, Section 1 of the YWT Declaration of Covenants, Conditions and Restrictions. Under no circumstance will a verbal request be considered.
2. All landscaping is to be left undisturbed. All requests for additions or changes to the landscaping must be submitted to the Board of Directors in writing. No verbal request will be considered.

To illustrate this rule, planting spring bulbs or seasonal flowers in the already landscaped area in front of your unit is permissible and does not require written permission. In the alternative, if you wish to dig up a section of your lawn for gardening or landscaping, the permission of the Board of Directors is required. That is, architectural control is necessary because of the concern that unauthorized landscaping will detract from the appearance and uniformity of this planned community. Also, the YWT is concerned that additionally landscaped areas render lawn maintenance more difficult, time-consuming, and costly.

3. No antennas shall be permitted. Digital satellite dishes of 18 inches are acceptable, provided that they are not visible from the front of the town home and that the Board of Directors has approved the placement prior to installation.

Landscape Maintenance:

1. The Association intends to preserve and enhance the beautiful, natural and informal appearance of the grounds by providing maintenance of the grounds and assuming responsibility for all plantings (except watering) unless otherwise noted. Owners assume responsibility for anything that they plant.
2. Spring bulbs and seasonal flowers may be planted in the area directly in front of or behind each unit. Flowers may also be planted in containers. Maintenance of these shall be the responsibility of the Owner.
3. No statuary, fences or other objects are to be placed in the common area or in any green space in which objects interfere with lawn mower access.
4. The Board of Directors has the right to remove any unauthorized changes to the grounds that an Owner refuses to correct after being notified of such. The cost of the removal will be billed to the Owner.

5. Owners are asked to make any special or individual requests through the management company, not to the landscaping contractor. It is impossible for the contractor to know who is responsible for payment of special requests. Directing these requests to the management company should eliminate confusion.

Common areas:

1. Owners and residents should respect the common areas adjacent to their neighbor's property.
2. No sports equipment shall be displayed or erected in a permanent way in York Woods. Toys or other personal items used in the common areas on a temporary basis shall be removed and are not to be left overnight.
3. No pet facility shall be permitted on the common grounds, including doghouses, pet runs, etc.
4. Personal items shall not be stored or kept in the common areas without written approval from the Board of Directors.

Building Exteriors/Trash:

1. Curbside trash collection is provided by the City of Durham on Thursday of each week. A rollout container is provided for your use. All trash should be bagged and securely tied before placing it in the container. The container should be rolled out to the street and placed on the edge of the pavement, with the metal bar facing the street, only on pick-up days. At all other times, it should be placed at the back of your townhouse. If you are out of town, please ask a neighbor for to remove your container from the street.

No large items such as furniture should be left for curbside pick-up. Call the City of Durham Solid Waste Dept. at 560-4185 for pickup of these items.

2. No sign or flag shall be erected on the common grounds, at the entrance, or outside of any unit, except for sale/lease signs and markers designating the use of a home security system, without the express written permission of the Board of Directors. Each unit owner may erect one for sale or for rent sign directly in front of his or her unit only.
3. All residents' barbeque grills, bicycles or other personal items shall not be visible from the front of the unit. Porch furniture designed specifically for outdoor use is exempt from this requirement.
4. Permanent outside clotheslines shall be prohibited.

5. Statuary and exterior decorations such as seasonal or holiday decorations shall be limited, modest, and unobtrusive. Any lighted displays are particularly subject to this requirement.
6. Temporary storage containers (PODS) that are used when moving or for repairs or renovations are permitted for thirty (30) days and may only be placed in the Owners parking space. Additional time must be approved by the Board of Directors or Management. Any damage to the road, pavement or landscaping caused by the placement of the container on York Woods property will be the responsibility of the Owner to repair.

Vehicles and parking:

1. All motor vehicle laws of the State of North Carolina shall be observed on all roads in York Woods.
2. No on street parking is allowed on a regular basis. Exceptions would involve a resident hosting a party or a large number of guests. Should you need to use on street parking in such a case, please notify neighbor as a courtesy.
3. No boats, trailers, recreational vehicles, campers or other similar equipment or vehicles, excluding specifically operative automobiles, non-commercial trucks and passenger vehicle vans and mini-vans, shall be parked or stored with the Common Elements, or on any Lot unless completely enclosed within a garage.
4. Washing a vehicle is permitted in the homeowner's assigned space only, and should in no way interfere with others.
5. The Board of Directors of Directors reserves the right to enforce towing, at the Owner or Resident's expense, for any parking violations.

Pets:

Keeping typical domestic pets is permitted when the following rules are observed and provided there are **no more than two per townhome**.

1. All animals should be vaccinated and properly licensed with the City of Durham. Moreover, the animal should wear a valid license tag and rabies tag at all times (cats as well as dogs).
2. Animals are to be walked on leashes. Animals should not be allowed to urinate on decorative shrubs or bushes. Owners **MUST** clean up immediately after their pets in **ALL** areas. This clean-up rule applies regardless of where the act occurs and no animal is exempt regardless of its size. **Curbing pets in neighbors' areas is strictly prohibited.**

3. Animals are not to be tied or staked outside or left on decks without the Owner in attendance.
4. Any dog or cat running loose will be considered a stray and will be reported to the animal control officer of the City of Durham. A pet is considered a stray when it is off the property of its owner and not under restraint by means of a chain, leash, or other device. Voice command is not recognized as adequate restraint. Please note this provision also applies to cats.
5. According to the City of Durham ordinances, a dog is considered a nuisance when it habitually and continuously barks, whines, or howls in an excessive manner (one or more times per minute during a ten-minute period or between 11 p.m. and 7 a.m.). Violators may be reported to the Animal Control Officer or the Police Department.
6. The breeding of animals for commercial purposes is not permitted.
7. The Board of Directors of Directors shall have the right to order any person whose pet is a nuisance and who does not comply with the above rules to remove such pet from the premises.

Absentee owners and renters:

Owners may delegate their rights of enjoyment of our common properties to any tenant with whom they have negotiated a written lease provided that the following conditions are met:

1. Owners must inform the Board of Directors or management company in writing immediately of the name and telephone number of any new tenant.
2. The Lease must be for a period of at least one year.
3. The Lease must require the lessee to comply with the YWT rules and regulations.
4. The Lease must provide that failure to comply constitutes default under the lease.
5. Leasing shall not relieve Owners from their obligations of ownership.

General:

1. Any suspicious activity should be reported immediately to the Durham Police Department by calling 911.

2. All personnel hired by the Board of Directors shall be the responsibility of the Board of Directors or management company. All concerns should be directed to the management company or the appropriate committee chair.
3. While the North Carolina fire codes do not apply to town homes when regulating charcoal and gas grills, Owners are urged to keep these as far from the units as possible. The NC fire code recommends at least 10 feet from any living area.
4. The YWT Board of Directors will notify any Owner or Resident found in violation of any of these rules and regulations in writing prior to any fine or remedies.