

**HEATH RIDGE VILLAGE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

1. GENERAL: The following rules and regulations are designed to make living at Heath Ridge pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital. Fines may be imposed for violations of the rules and regulations.

2. MONTHLY ASSESSMENTS: Homeowner Assessments are due and payable no later than the twentieth (20th) of each month. Any homeowner who is in arrears for one or more months will be subject to legal action and a judgement administered by the Wake County Court System. All reasonable Legal/Court costs shall be the owner's responsibility.

3. ALTERATIONS: Prior to any exterior alterations or additions to the buildings or grounds, a request must be submitted in writing to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after the next scheduled board meeting. Any homeowner who makes exterior alterations without approval will be subject to legal action against them.

4. PARKING: Each townhouse is entitled to two (2) parking spaces, which are on a first come first serve basis. Any extra vehicles (more than two) may not be parked in the parking lots. Please ask visitors not to park in the spaces closest to the buildings. Parking is not allowed on the grass, in medians, or along throughways for safety reasons. Illegally parked vehicles may be towed at the owner's expense. Recreation vehicles, commercial vehicles, all towed vehicles or equipment, vehicles with more than two axles, or any vehicle of more than eighteen (18) feet are not allowed. This includes all campers, boats and utility trailers. All vehicles parked on the Heath Ridge property must be in operating condition both legally and mechanically, ie. current license plates and inspection sticker, no flat tires, etc. Any vehicle not in operating condition will be towed at the owner's expense after 5 days written notification and/or the owner will be fined.

5. AUTOMOBILE REPAIRS: Minor vehicle repairs (oil changing, tire changing, etc.) are allowed, however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills, to the parking lot or any common area will be the sole responsibility of the homeowner. Vehicles are not allowed to be left on jacks or blocks.

6. SPEED LIMIT: The speed limit on any street within Heath Ridge should be strictly adhered to. Careful attention should be exercised when driving within the community to ensure the safety of all residents. If speeding persists, the local police should be notified.

7. DAMAGE: Any damage to the exterior of any building, grounds parking lot, or any common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, decks, patio fences, outside hose faucets, etc., is the responsibility of the homeowner.

9. INSURANCE: The Homeowners Association does not provides insurance for the residential units. It is recommended that each owner, at his expense, secure and maintain in full force and effect one or more insurance policies insuring his lot and the improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard "Extended Coverage" insurance policy, including, but not limited to, fire and lightning, vandalism and malicious mischief. It is also suggested that the owner, at his expense, secure and maintain in full force and effect, comprehensive general liability insurance for damage or injury to person or property of others occurring on his lot. Any damage to any unit that would be covered under a standard "Extended Coverage" insurance policy such as wind, hail, lightning, etc., shall be the responsibility of the owner.

10. NOISE: Being considerate of one's neighbors is especially important in a community such as Heath Ridge. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 11:00pm and 8:00am. If a homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the disturbing party is uncooperative and the problem is severe, then contact the Wake Forest Police. Notice of the incident should be made with Pindell-Wilson Property Management the next business day.

~~**11. RENTERS:** Renters should be properly informed by the owner of the unit and must comply with the rules, regulation, and documents of the Association. Property damage by a renter will be charged to the respective homeowner.~~

12. SIGNS: Only standard real estate "for sale" or "for rent" signs are allowed. Only one "for sale/rent" sign is allowed per unit. No political or other advertising signs or devices are allowed, with the exception of the small, standard "Automatic Security System" device.

13. **TOYS/CHILDREN:** Bicycles, skateboards, and so forth should not be left in the common areas or in the way of grounds maintenance. Playing in the parking lots is prohibited for safety reasons.

14. **PETS:** Domestic pets are allowed, provided that they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. The town of Wake Forest requires a pooper scooper to remove and dispose of pet excrement properly. All dogs and cats shall be kept under the **DIRECT** control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. Any pet that is running free will be picked up by the Wake Forest animal control. Pets are not allowed to be restrained in any common area with chains, ropes, or runs, etc. Animal houses, cages, etc. are not allowed in common areas. If there is a problem with a pet running free, the Wake Forest humane officer should be summoned. (Dial 911) These requirements are in accord with the Wake Forest Leash Ordinance.

15. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

16. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Heath Ridge.

17. **COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors and guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas. A fine may be imposed for violators.

18. **PLANTINGS:** The area within your rear patio may be planted at the owner's discretion so long as it is not unsightly or damaging to the property. The maintenance of any plants in the patio area is the owner's responsibility. Planting outside of the rear patio area is not permitted without prior approval of the Board of Directors. Requests must be submitted in writing.

19. **PATIO AREAS:** Patio areas must be kept neat and clean at all times and are not allowed to be used for storage.

20. **GARDEN HOSES:** Garden hoses must be green in color. The hose reel must be either grey or tan in color. All hoses must be kept on a hose reel when not in use.

21. **CLOTHES DRYING:** Outside clothes lines of any type are not allowed.

22. **EXTERIOR ANTENNAS/SATELLITE DISHES:** Exterior antennas are not allowed with the exception of the small, 18" satellite dish, however, it is highly recommended that they be placed in the rear of the property. Satellite dishes are not allowed in any common areas. Any damage to the building as a result of a satellite dish is the responsibility of the owner.

23. **WINDOW AIR CONDITIONERS & WINDOW COVERINGS:** Window air conditioners of any type are not allowed. Window coverings (drapes/blinds, etc.) must be white backed for appearance and continuity.

24. **TRASH COLLECTION:** Trash collection is provided by the Town Of Wake Forest each **Wednesday, except for holidays**, on the curb. New Residents should call the town of Wake Forest to get a roll out cart as well as a recycling bin if one is not at the unit. **PLEASE DO NOT PLACE CURBSIDE TRASH OUT BEFORE TUESDAY EVENINGS BECAUSE THE WIND WILL BLOW IT OR ANIMALS WILL GET INTO IT AND IT LOOKS BAD. ANYONE PLACING TRASH OUT PRIOR TO THE ABOVE, WILL BE SUBJECT TO A FINE.**

A. **Containers for yard waste:** Yard waste will be picked up on Wednesdays with the regular trash. It should either be put in clear plastic bags or in a receptacle marked YW, and placed on the curb. The city will not pick up trash unless it is in the proper receptacle.

B. **Bulk Pick up:** Bulk trash pick up can be scheduled for Wednesdays by calling The Town of Wake Forest by 2:00 p.m. on the Tuesday before.

C. **Recycling:** The Town of Wake Forest provides green bins and pick up service for recyclable items (glass, newspapers, plastic containers, etc.) every other Wednesday. Recycling bins should be kept inside, on the back patio, or in a storage room. ~~RECYCLING BINS AND TRASH CARTS ARE NOT PERMITTED IN THE FRONT OF THE UNITS AS THEY ARE UNSIGHTLY. BINS AND CARTS SHOULD BE KEPT IN BACK OF YOUR UNIT OUT OF SIGHT FROM THE STREET. VIOLATORS WILL BE SUBJECT TO A FINE.~~

VIOLATORS OF THESE RULES AND REGULATIONS WILL BE SUBJECT TO A FINE BY THE BOARD OF DIRECTORS.

Heath Ridge Architectural Change Request Form

All property owners in Heath Ridge are required to submit this application and any supporting documents prior to beginning any modifications as identified by the Covenants, rules and regulations, and/or as outlined in the Architectural Guidelines. Please fax/e-mail completed form to 919-676-2721 - staff@pindell-wilson.com or mail to Pindell-Wilson, PO Box 20969, Raleigh, NC 27619. phone – 919-676-4008

Date: _____

Property Owner's Name: _____

Property Address: _____

Phone (day/evening):

Previously Submitted: (If yes indicate date and changes from previous submission.) _____

Type of Request: _____

Specifications: (Showing the nature, kind, space, height, materials and location of any improvements.)

Attachments: (Pictures, sketches, paint chips, and/or a plot drawing showing the proposed change in relationship to existing structures and landscaping.)

For committee use:

Date Received:

Previously Denied: _____

Action:

Approved

Disapproved

Comments:
