

SANCTUARY PARK HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

- 1. GENERAL:** The following rules and regulations are designed to make living at Sanctuary Park pleasant and comfortable for each member of the Association while protecting the value of our homes. The restrictions which the Board imposes upon the members are for the mutual benefit of all. These rules and regulations are derived from the Declaration of Restrictive Covenants which is part of the deed to your lot. The cooperation and consideration of each member of our association is vital to our success.
- 2. DUES:** Annual Homeowner dues are due and payable on the 1st of January of each year and are considered past due if not received by the 31st. Any homeowner who is delinquent will be subject to a \$20 late fee each month and their account may be turned over to a collection attorney for judgment, lien, and foreclosure through the Wake County court system.
- 3. ALTERATIONS:** Prior to any exterior alterations or additions, such as fences, room additions, storage buildings, exterior lighting, tree removal or landscaping changes, an Architectural Change Request Approval form must be submitted to the Architectural Control Committee for approval. Fences may not exceed 5 ft. in height and must begin at the back corner of the house and should be black aluminum material. The Architectural Control Committee, at its discretion, may or may not approve any changes or additions. A written reply to any request will be made within thirty (30) days after said request has been submitted. Any change request or alteration that is in violation or conflicts with Article III of the Declaration of Restrictive Covenants is considered automatically denied and unauthorized. This form may be found on [www.pwraleigh.com / Associations/ Documents/ Sanctuary Park/ View Documents](http://www.pwraleigh.com/Associations/Documents/SanctuaryPark/ViewDocuments).
- 4. PARKING & REPAIRS:** Boats, inoperable automobiles, watercraft, recreation vehicles, trailers, commercial trucks and the like shall NOT be parked and stored within this lot and shall be in full compliance with the City of Raleigh Ordinance and the Covenants. No inoperative, unlicensed, un-registered vehicle of any type is allowed to be stored on a lot or on the streets within the subdivision. Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks for more than twelve hours.
- 5. EXTERIOR MAINTENANCE:** It shall be the duty of each owner to properly maintain its lot and all improvements constructed on such lot in a reasonably neat and orderly manner, keeping its lot in good appearance and repair. Each owner shall keep their lot free of tall grass, undergrowth, dead trees, and rubbish.
- 6. INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide sufficient insurance coverage for the improvements on his lot and for any potential personal liability issues that may occur on his lot. The association provides liability insurance for common areas.
- 7. SIGNS:** Only one standard size, not to exceed 4 sq. feet, professionally lettered "For Sale or For Rent" sign and one small professional security sign is allowed on the property. Per NC State Statute 47-F political signs are allowed no sooner than 45 days prior to the election and must be removed within 7 days after the end of the election. Political signs shall not be illuminated, and must comply with all applicable city, town, or county ordinances that regulate the size of political signs. No political, sale, for rent signs are allowed to be placed in the common areas for any reason.
- 8. PETS:** Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. 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. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot. No domestic animals may be kept or bred for commercial purposes. All structures for care, housing and control of pets must be approved by the

Architectural Control Committee in writing. To report issues with loose, aggressive, or nuisance animals, please contact City of Raleigh Animal Control or the Police.

9. MAILBOXES: All mailboxes must be of similar style and color as that originally installed by the homebuilder. The homeowner is responsible for replacing a damaged mailbox and post with one that matches the originally installed mailbox. Any alterations from the original style must first obtain written architectural approval.

10. ABOVE GROUND TANKS: All above tanks are prohibited unless they are properly screened and architecturally approved in accordance with the Declaration of Restrictive Covenants Article III section 9

11. SCREENING: All clothes lines, equipment, garbage and recycling containers, wood piles or storage shall be kept screened by adequate Improvements so as to screen them from view from the street and adjoining property. All garbage, trash or rubbish shall be regularly removed from the Lot and shall not be allowed to unreasonable accumulate.

12. UTILITY DEVICES: Without the prior written approval and the authorization of the Board, no exterior television or radio antennas, satellite dishes or solar panels or other utility devices, of any sort shall be placed, allowed or permitted upon any portion of the exterior of the improvements to be located upon any Lot. Television satellite dish antenna less the 24 inches in diameter however may be approved by the Board. Every effort should be made to place the dish in the rear of the house or out of sight.

13. BUSINESS/OBNOXIOUS ACTIVITY: No business activity of any kind or any obnoxious or offensive activity shall be conducted on any Lot or the improvements located thereon, nor shall anything be done which may be or may become a nuisance or annoyance to the neighborhood.

14. LAWN ORNAMENTS: Decorative lawn ornaments must be approved in writing by the Board prior to installation of placement on any Lot.

15. WINDOW TREATMENTS: No aluminum foil, reflective film, paper, mini-blinds or similar treatment shall be placed on windows or glass surfaces.

16. FENCES: No fence shall be erected or maintained on the side yard of any Lot nearer to the street than the back building line of the house. No fences or walls shall be constructed in the front yard of any Lot. Fences may not exceed five (5) feet in height and must be black aluminum. **POOL FENCING** for approved in-ground swimming pools shall be surrounded by a non-climbable perimeter fence of at least five (5) feet in height and equipped with a self-closing mechanism on all gates. The design for the swimming pool and fence construction must be submitted to the Board for approval.

17. PARKING: Parking is only allowed in the garage or driveway. Street parking is not allowed.

18. TRASH AND RECYLING CONTAINERS: Trash and recycling containers should be kept in the garage, behind the house or in an enclosed area and not visible from the street or adjacent lot. Containers for pick-up should not be put out ahead of the regular schedule and should not be left out after the day of pick-up.

19. NOISE: Being thoughtful of one's neighbor is especially important in a community. Loud 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 should be disturbed by a loud noise, they should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted.

20. COMPLIANCE: All homeowners, guests and renters must comply with the Rules and Regulations, By-Laws and Covenants of the Association and should be properly informed of these responsibilities.

21. COMMON AREAS: Every resident should protect their interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. Please do not curfew your pets in the common areas and pick up your pets' waste.

22. SPORTS EQUIPMENT: Per the City of Raleigh Code Ordinance, no sports equipment (basketball goal, soccer nets, etc.) should be located in or near the street. Playing in the public street is prohibited due to safety. Temporary sports equipment should be stored out of sight when not in use. Permanent equipment may be allowed only with prior written approval from the Board.