

# **Doris Place Townhomes**

## **Rules & Regulations**

### **PURPOSE STATEMENT**

The fundamental purpose of the Association Rules and Regulations is to provide a basis for protecting members' equity in the development, maximize enjoyment, assure the continued aesthetic beauty of the community, and to provide the framework within which people can live in harmony.

### **RESPONSIBILITY**

Homeowners are responsible for the actions of their family members and guests as well as their tenants, family members and guests and are responsible for providing a copy of the Rules and Regulations to their tenants. Homeowners are responsible for payment of all fines levied and costs incurred related to damages resulting from violations of these Rules and Regulations.

### **PROPERTY USEAGE RESTRICTION**

1. A townhome shall not be used, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such non-residential purpose.
2. Storage of property in common areas. No property may be stored temporarily or permanently on sidewalks, parking lots or other common areas.
3. Modifications
  - Architectural: Review/approval is required by the Architectural Committee for all modifications.

### **MAINTENANCE**

1. Mold/Water Intrusion: The Association will not compensate nor be financially obligated to pay for any costs resulting from water intrusion damage or mold contamination to the interior of individual units claimed to have resulted from a common area component failure.
2. Slab Leak Repairs: Slab cracking is a normal result of settling or other earth movement and damage within the unit resulting from moisture seepage through the unit slab is the homeowner's responsibility. Damage to the unit or to personal items of the homeowners, resulting from ruptured, burst or leaking pipes, is the homeowners responsibility.
3. Property inside dwellings. The Association has the right and the responsibility to

control the visual attractiveness of the property, including the right to require removal of objects which are visible from the common area and which detract from the property's appearance.

4. Air conditioning and heating units: Each member is solely responsible for all repairs, maintenance, replacement and servicing of heating and air conditioning units which serve their unit.

### **ARCHITECTURAL CONTROL**

1. No building, fence, wall or other structure or improvement of any kind shall be commenced, erected, affixed or maintained upon common area, nor shall any substantial alterations, repairs or additions to any part of the Development be made until the plans and specifications have been submitted to and approved by the Architectural Committee (AC).
2. The AC has the authority to recommend removal of any construction from any premise and/or the correction of any violation within the jurisdiction of the AC.
3. Inspections: The AC may examine property while considering an application for proposed construction and at any time during and upon completion of the construction after consultation with the homeowner.

### **NOISE AND NUISANCE**

1. Noise that is unreasonably loud, raucous or jarring to persons within the area of audibility between the hours of 10 p.m. and 8 a.m. is declared to be a public nuisance and subject to Board and Civil action.

### **DOGS/CATS AND ANIMALS AT LARGE**

1. Restraint of Dogs: No dog is allowed to roam freely within the grounds of the Development.
2. Excreta Nuisance Prohibited: All pet excreta must be removed by the owner or guest immediately, regardless of weather conditions, from the area surrounding their unit and from all other common areas of the townhomes.
3. Nuisance/Disturbing the Peace: It is unlawful for any person to keep, maintain or permit on any common area under his or her control, any animal which may by any sound or cry, disturb the peace and comfort of the inhabitants of the neighborhood or interfere with reasonable and comfortable enjoyment of life and property.

### **TRAFFIC REGULATIONS**

1. The speed limit within Doris Place shall never be more than is safe for existing circumstances and never more than 15 miles per hour.

2. No vehicle shall be operated within Doris Place in a manner that is unsafe or presents a danger to the safety of persons or property.
3. All vehicles operating within Doris Place shall be duly licensed and operated as required by the North Carolina DMV including noise abatement, and shall be driven by legally licensed drivers.
4. No vehicle shall be operated on walkways or areas other than streets and parking facilities.

### **PARKING REGULATIONS - RESIDENTS**

1. Each resident is assigned two parking spaces. There are no provisions for onsite parking for any resident with more than two vehicles. Residents may only park in their assigned spaces.
2. Parking spaces should not be used to store non-operating vehicles. If a vehicle is cited as being non-operative or unregistered, it will be subject to the normal enforcement procedure and the owner asked to remove the vehicle to an off-site storage facility. If the owner refuses to move the vehicle, it is subject to towing at the homeowner's expense.
3. Vehicles being repaired may not be left jacked-up or on blocks anywhere in the complex. Such vehicles create a serious safety hazard and are subject to immediate towing.
4. A vehicle parked in a homeowner's assigned parking space, without the homeowner's permission, is subject to immediate towing at the vehicle owner's expense.

### **PROHIBITED PARKING**

Parking is prohibited in:

- A marked fire lane
- Within 15 feet of a fire hydrant
- A manner that interferes with entrance to or exit from Doris Place.

### **TOWING POLICY**

1. Costs of towing are borne by the registered owner of the vehicle.
2. Any vehicle may be towed without a violation notice if it is in a prohibited parking area.
3. If a homeowner is temporarily parked in a prohibited parking area to load or unload a vehicle, the driver must remove the vehicle within 30 minutes. The vehicle is subject to towing after 30 minutes.
4. Any vehicle that lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the

highways, is subject to a violation letter and immediate towing.

### **SATELLITE DISH POLICY**

1. A qualified technician must install the satellite dish.
2. Damage resulting from the installation of a satellite dish is the responsibility of the homeowner.

### **TRASH DISPOSAL**

1. The walls around the containers are intended to protect the containers from animals. Doors to trash containers are to be closed when not in use.
2. Trash, rubbish or debris shall not be left or deposited, even temporarily, on any common areas or porches. All such refuse must be placed in trash receptacles.
3. Trash must be placed in dumpsters located throughout the property.  
Do not leave trash beside, in front of or behind the dumpster. Only household trash shall be placed in the dumpsters. At no time shall discarded furniture, carpet, appliances, etc. be left around the Development's dumpsters. Violators are subject to fine and any cost born by the Association to properly dispose of discarded items.

### **MISCELLANEOUS**

1. Garage and Yard sales are prohibited.
2. All exterior holiday decorations must be removed within 2 weeks following the observance of the holiday.