

**Association of Unit Owners of Cameron Village Townhouses, Inc.  
a/k/a Cameron Village Homeowners Association**

**COVENANTS, RULES AND REGULATIONS  
Amended July 22, 2010**

The rules herein contained were formulated by members of the Board of Directors. The Board relied on the existing Association of Unit Owners of Cameron Village Townhouses, Inc. Declarations, Articles of Incorporation, and By-laws guidelines ("legal documents") and rules from several existing condominium associations in the Raleigh area. The Board's intent is to keep the number of the rules to be few and well chosen with special consideration to the appearance of the Common Areas as they relate directly to the value of our property. In most cases, uniformity was a central issue as well as the rights of and respect for your neighbors and owners. These Covenants, Rules, and Regulations are effective immediately and based upon the rules originally effective March 1, 1994 and amended September 2, 2008.

All rules apply to owners, renters and their guests.

1. **NOISE:** The Cameron Village Homeowners Association Condominiums are located within the Raleigh City District and as such will conform to the Raleigh City Ordinance pertaining to noise. Quiet hours are observed from 11:00 p.m. to 7:00 a.m. daily and 12:00 midnight Saturday to 12:00 noon Sundays. Excessive noise at any time should be settled between neighbors, if possible, otherwise call the Raleigh Police Department. All noise complaints need to be filed in writing with the management company at York Properties, Inc., 1900 Cameron Street, Raleigh NC 27605, or fax 828-9240.
2. **PETS:** The Cameron Village Homeowners Association is located within the Raleigh City District and as such will conform to the Raleigh Ordinance pertaining to pets. No domesticated animals are allowed to roam free. They are not to be chained outside. Owners should be prepared to use a pooper scooper to conform with the City Ordinance. Any loose or stray animals can be reported to the Animal Control Department at 831-6311. If you see the "Pooper Scooper" Rule being broken, file a complaint in writing to include the person's name, address, date and time of rule violation with the management company (same as above). The person in violation can be fined.

No animals, including but not limited to household pets, livestock or poultry of any kind shall be raised, bred or kept in any unit or on the common areas except in accordance with the Rules and Regulations. No more than two pets per unit are allowed.

3. **DUES:** The homeowner's dues are to be paid by the 10th of each month. After the 10th a late penalty of \$20.00 is incurred. Those past due for more than 60 days will be given to the attorney for collection. Failure to pay the dues is a failure to meet the terms of a lien against your property. There will be a \$25.00 charge for checks returned to the Association for "Non-Sufficient Funds".
4. **PARKING:** As you are aware we are faced with extremely limited parking. Due to that fact, under the provisions of the declaration parking is limited to passenger vehicles only. No boats, trailers, campers or other recreational vehicles are allowed in the parking lot. It is a violation of a Raleigh City Ordinance for boats, trailer, or other recreational vehicles to be parked in the

street. Your vehicle can be towed. Each unit has one (1) assigned parking space. If a person continuously parks in your designated space you have the right to have the vehicle towed at the owner's expense. Visitor spaces are available for guest and additional parking on the street curb is accepted. Vehicles that are not operable and do not have up-to-date licenses and tags are not to be parked in the lots and will be towed at owners expense.

5. **COMMON AREAS:** We spend a lot of money maintaining the grounds. No vehicles are to be driven on the grounds of the community property other than street and parking lots. If unit owners or their visitors damage the grounds, they will be responsible for any costs incurred in repairing the damage.

Homeowners do not have the right to plant on or landscape any common area and property adjacent to their property. Cameron Village Homeowners Association is responsible for all plantings & landscaping, other than pots placed in the rear of buildings.

Any structural alterations or other additions such as decks, patios, awnings, storm doors, doors, gates, outside light fixtures, etc. must be submitted to the Board on the Association's architectural request form and approved in writing prior to any work starting.

Storm doors are required on the front and back of all units with the exception of the back of second floor one level units. There are two types of storm doors that are allowed for use on the front: 1) The wood frame six panel glass storm door painted to match existing trim and 2) The Larson "Stratford" storm door in white.

Window boxes are permitted in rear of building, if not visible from the street.

Window air conditioning units are permitted only in the rear of buildings & only by permission from the board.

The only free standing structure that is permitted is the approved neutral color Rubbermaid storage shed. The vertical storage shed (51"x31"x77) and the horizontal storage shed (60"x30"x48"), will need to be on patio or deck if there is one or next to the building not out in the common yard area. All storage sheds must be at the back of the condominium.

The architectural request form is available from the property management company, York Properties, Inc. Residential Property Manager, at 821-1350.

Cameron Village Condominiums are fortunate to have units with hardwood floors, but sometimes the noise created when walking on these can be a nuisance to a neighbor living below. Therefore, if all or part of one unit is over a different unit, and there are reports of disturbance due to the hardwoods, the upstairs unit will be required to cover 75% of the hardwood area with rugs or carpet and padding.

6. **SATELLITE DISH:**

Definition - A satellite dish is a device to receive television transmittal signals.

Approval - Before any device may be installed on any condominium or property in Cameron Village, a schematic drawing must be presented to the Architectural Review Committee of the Board of Directors of the Homeowners Association to grant approval.

Expenses - All expenses relating to the dish and installation and maintenance must be paid by the homeowner. If a unit owner sells their unit, the maintenance of the dish becomes the responsibility of the new owner.

Damage - The homeowner will be responsible for all damage concerning the dish and the association will be promptly reimbursed for any remedial expense.

Other - The dish will be installed in a manner to minimize visual disharmony and maintain architectural integrity of Cameron Village Condominiums. The dish should be installed at the rear of the unit using the smallest dish available and latest technology. Safety considerations should be utilized.

Rules - Additional rules may be adopted and the Board of Directors reserves the right to prohibit the continued use of satellite dishes based upon further investigation or change in federal law or interpretation.

**In addition, please see the attached Satellite Dish Standards that have been approved by the Association's attorney.**

7. **BALCONIES/PORCHES:** The balconies, decks and enclosures in the front and back are a prominent part of the structure of the condominiums and therefore need to be aesthetically appealing. Front porches, balconies and decks should be kept free of clutter and debris.

Cooking with an open flame appliance on decks, balconies or porches in a multifamily dwelling is a violation of the Fire Prevention Code of the City of Raleigh. When in use grills must be at least 10' from any structure which include patios and decks, etc. Violators will be subject to the same penalties as provided in the City Charter and Code of Ordinance, Section 5-2042. Questions regarding this matter should be directed to the Fire Prevention Office at 831-6392. Grills are not permitted in the front of the buildings at any time.

8. **SIGNS:** There shall be no signs posted on the exterior of any unit or in any portion of the common grounds. Signs are permitted in windows.

9. **GARBAGE:** Cameron Village trash pickup is taken care of by The City of Raleigh. The City is allowing people who live in townhome/condominium communities to use their existing trash can rather than the city's if they so desire, or to carry the bagged trash to the street on the day of pick up. The trash can you use must be marked with your unit number in indelible ink or with sticker numbers. If you have an extra trash can, it must also have your unit number on it. The Association allows two trash cans per unit. All cans must be stored in the back of units where they are not visible from the street. Recycling, trash and yard waste are picked up once a week on Thursday mornings. Trash may not be left out any time during the week and items that will not fit in cans must be arranged to be picked up.

Carts which are left on the sidewalk other than times listed below will be moved at the owner's expense. Also, any debris (i.e. construction debris) left on the street that is not placed in acceptable container will be removed at the owner's expense. In addition the City of Raleigh has a Code Enforcement Inspector who will issue a \$50.00 civil penalty for any violations.

**Trash/Recycling Guidelines:**

- A. Cart and recycling bin on curb no earlier than sundown the day before collection, or at least by 7:00 am the day of collection.

- B. Cart and recycling bin removed from curb and placed behind your unit by sundown the day after collection.
- C. Cart not placed in street and placed at least 5 feet from other objects that can be damaged or cause damage.
- D. Yard waste placed in plastic permanent type containers no larger than 55 gallons or other type containers no larger than 35 gallons, or clear plastic bags or biodegradable paper yard waste bags, or tied in bundles not heavier than 75 pounds or more than 5 feet in length and 18 inches in diameter. Containers should not exceed 75 pounds.
- E. All yard waste placed at the curb by 7:00 am on the day of collection.
- F. Construction debris or other items that will not fit in a can need to be taken by the owner to one of the County facilities listed below or arrangements with the city need to be made.

North Wake Landfill/Household Hazardous Waste  
 9004 Deponie Dr.  
 876-4006  
 Monday – Saturday from 8:00 am to 4:00 pm

Convenience Center #4  
 3600 Yates Mill Pond Rd.  
 Open 7 days a week, from 7:00 am to 7:00 pm.

If you need an exemption from the City’s new collection system you should call 831-6890 or visit their **website at <http://www.raleigh-nc.org/sws/swsindex.htm>**.

- 10. **BOILER ROOMS and CRAWL SPACES: Boiler rooms and crawl spaces are off limits except to authorized personnel.** These areas and their entrances are not to be used for storage of any kind. Any personal property found in these areas will be disposed of immediately.
- 11. **ABSENTEE HOMEOWNERS:** If you rent your unit, please be aware that you are responsible as the landlord to ensure your tenant understands the rules and regulations of the Association. Fines for non-compliance of the Associations rules and regulations will be the owner’s responsibility. Realtors and lenders should contact the Housing/Environmental Division Office to determine which units are rental units. Neither the Association nor York Properties is responsible for keeping these records.

As of March 1, 2009, all owners of residential rental properties within the City of Raleigh are required to register their rental properties under Article H: of the City of Raleigh Code and pay the registration fee. All rental properties must be renewed each year thereafter during the same time period. Owners are expected comply with all city ordinances. More information is available from the City of Raleigh’s Housing/Environmental Division Office at (919) 807-5110 or on the city’s website at <http://www.raleigh-nc.org>.

- 12. **YARD SALES:** Please schedule yard sales with the management company, York Properties, Inc., Residential Property Manager. Persons holding the yard sale will be asked to sign a release accepting responsibility for any damages done to the grounds or common areas.

13. **DUMPSTERS/PODS/STORAGE CONTAINERS:** If a dumpster is required for construction work or repair, it must be removed within 1 week of work completion and no longer than 30 days on the property. PODS or STORAGE CONTAINERS may not be stored on the property no longer than 3 consecutive days. Any adherence to this policy must be approved in writing in advance by York Properties, Residential Property Manager and Cameron Village Homeowners Association.
14. **RAIN BARRELS:** Rain Barrels are not permitted on the property and any damage to gutters due to a rain barrel will be charged to the homeowner.
15. **ENFORCEMENT:** The Board of Directors has adopted a hearing and fining policy for violations of the Association's legal documents. The fine is reviewed and established on a per incident basis. The maximum fine allowed per North Carolina General Statutes is \$100.00 per day or per occurrence. Please be aware that this fine will become a lien against your property and may be foreclosed pursuant to Chapter 47A of the North Carolina Statutes.

Written notification of the violation with a reasonable time to bring the issues into compliance is issued by the Board of Directors prior to initiating the hearing and fining process.

**Cameron Village Homeowners Association  
Satellite Dish Standard**

The Cameron Village Homeowner's Association Board of Directors has developed the following standard to regulate the use of satellite dishes throughout the Property. The Board has based this standard on the FCC Telecommunications Act of 1996 as well as the council of the Association's attorneys, property managers and other homeowner's associations in the area.

The intent of this standard is to allow residents of Cameron Village Condominiums the option of using a satellite dish while ensuring the preservation and integrity of our buildings, property and neighborhood.

*Color* – Any satellite dish shall be white or the lightest possible shade of gray.

*Placement* – A satellite dish shall be placed within the three foot (3') area along the rear of a unit. In certain limited situations, a satellite dish may be placed within the three foot (3") area along the side of an end unit, but only when that side is not predominantly visible from a sidewalk and/or street. Also, in certain limited situations, a satellite dish may be placed on a deck, patio or balcony but only when that area is not predominantly visible from a sidewalk and/or street.

**NOTE:** At no time shall a satellite dish ever be placed directly on the building or on a building roof.

*Mounting* – A satellite dish placed within the three foot (3') area around a unit shall be mounted on a freestanding pole or pedestal of the same color as the satellite dish itself. Such freestanding pole or pedestal shall be at least one foot (1') off the ground and no more than six feet (6') off the ground. A satellite dish placed on a deck, patio or balcony shall be no more than one foot (1') off the highest point of the deck, patio or balcony.

*Wiring* – Any wires run from the satellite dish (outside unit) to the receiver (inside unit) shall not be run through a foundation vent nor drilled in through the side of a unit. The homeowner and installation technician shall determine the best way to run this wiring based upon the unique conditions of each unit.

**NOTE:** As this will likely require some extent of an architectural change, a resident shall be required to complete and submit an Architectural Request Form, advising the Board of their means to run this wire into the unit.

Any homeowner who violates this standard shall be held responsible for the remedy of the violation and shall be required to immediately come into compliance with this standard.

Please contact the Residential Property Manager at 919-821-1350 with any questions about this.

**RATIFIED BY VOTE OF THE BOARD OF DIRECTORS THIS THE 17 DAY OF MAY, 2007.**