

WYCOMBE MANOR HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

The following rules and regulations are designed to make living in Wycombe Manor townhomes pleasant and comfortable for each member of the Association. The cooperation and consideration of each member is vital for the mutual benefit of all.

1. Dues- Homeowner dues are due and payable on the first of each month. A late charge will be added after the 13th.
2. Architectural- Prior to any exterior modifications, alterations or additions to your unit or the grounds including but not limited to, deck replacement, shrubs, or plants and planters a request must be submitted in writing to the board of directors or architectural control committee for approval in accordance with article IX, section 4 of the declaration of covenants, conditions and restrictions. The board of directors and/or architectural control committee may approve or deny changes at their discretion in accordance with the governing documents. A written reply will be made to all requests within 30 days of the date management receives the request.
3. Parking- For the convenience of each member, two assigned parking spaces have been provided for each residential unit. Please see to it that your guests park in a considerate manner respecting the rights of other homeowners. Parking is not permitted on the grass, in medians, or along throughways. No boats, trailers, campers, commercial vehicles, or recreational vehicles shall be allowed in any parking space or in any common area of Wycombe Manor. Due to the limited amount of parking spaces no homeowner can acquire a third assigned parking space.
4. Firewood- Firewood should be stacked neatly against the back yard in order to provide a neat appearance. It should not be stacked immediately adjacent to any building due to a termite hazard.
5. Damage- Damage to the exterior of any building or grounds (such as delivery trucks driving on the grass to deliver firewood) shall be charged to the responsible party or homeowner. Breakage to the exterior glass doors, screens, door casings, and locks are the responsibility of the owner.
6. Insurance- The Homeowners Association does not provide insurance for the residential units. A policy specifically designed for a townhome owner is recommended. Wycombe Manor Homeowners Association should receive a certificate of insurance from your insurance company verifying coverage on your townhome.
7. Tenants- All tenants must comply with the rules and regulations and legal documents of the Association and should be properly informed of these responsibilities by the

owner of the unit. Any damage done by tenants to the exterior and/or common areas will be charged to the respective unit owner.

8. Noise- Being thoughtful of ones neighbors is especially important in a community such as Wycombe Manor. Loud noises from televisions, stereo equipment, musical instruments, annoying pets and other disturbances should be avoided at all times, especially between the hours of 11:00PM and 8:00AM.
9. Toys- Bicycles, skateboards, toys and so forth, when not being used, should not be left in common areas or in the front yards. Please be considerate of your neighbors by keeping a neat yard.
10. Pets- Dogs, cats, and other 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 it's owner. All pets should be kept under direct control of their owners at all times. Pets shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or their guests. It is the sole responsibility of the pets owners to clean up after their pet. Please be considerate of your neighbors and comply with this City of Raleigh ordinance.
11. Hazards- The discharge of firearms, fireworks, or any other noisemaking or explosive device is not permitted at any time within the boundaries of Wycombe Manor.
12. Common areas- Every homeowner 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. No motorized vehicles of any type (motorcycles, mini bikes, mopeds, etc. except those used for lawn maintenance) are permitted on the lawn areas at any time.
13. Clotheslines- Clotheslines are not permitted on the property.
14. Exterior Antennas/Satellite Dishes- No outside antennas of any kind are allowed. Satellite dishes under 39 inches are allowed with architectural approval of the location. Dish locations are to be such as not to damage the building surface and be in the least visible location as possible.
15. Trash pick up- Curbside pick up for boxes, newspapers etc. is provided by the City of Raleigh on Wednesdays. Please put bulk trash out late Wednesday or Thursday morning. Do not litter the curbs with bulk trash throughout the week. Regular garbage collection is provided twice a week. Garbage should be placed in a container and not left out in bags. All trash should be confined to the rear of homes until picked up. For additional collection information please contact the City of Raleigh.

16. Signs- No signs ("FOR SALE or "FOR RENT") are permitted on the common property or at the entrances other than one sign being placed inside, one front window and be no larger than a standard real estate sign "18x24".

Your cooperation in complying with these rules will be greatly appreciated.