

Windward Downs HOA Guidelines Memo

October 25, 2007

Dear Owners & Residents,

The Board of Directors and your professional service contractors are responsible for Covenant & Rules Enforcement in the neighborhood. This is the most difficult responsibility for your community leaders, so your individual cooperation and support are critical to the success of the neighborhood. Please review the community standards with everyone living in your residence and make sure that guests are also in compliance. The Covenants and Rules & Regulations are available online at www.grandchestermeadows.com (please select Windward Downs from the community drop-down menu). The property manager will make you aware of existing violations and provide a reasonable time frame for compliance.

Here are some of the primary guidelines that impact many residents:

- **Garbage & Garbage Cans:** The City of Raleigh has fully converted to the large rolling garbage cans. This was not the choice of the HOA; however, the City will not change this policy so we must live with it. Each of the Board Members shares in the inconvenience of this system, but they also know that it can work with minimal effort. The Policy for these trash cans is as follows: *1) The trash container must be reasonably clean and free of strong odors, 2) the trash container should be made available by the resident for collection on a weekly basis, 3) all garbage should be bagged whenever possible, 4) the garbage container must be maintained in the rear of the house except on collection day when it should be brought to the front/ side curb for collection, 5) If you have bulky trash items please schedule a pick up by calling the Solid Waste Services customer service at (919) 831-6890.*
- **Parking:** All parking should be limited to driveway space only. If necessary, roadside parking is allowed as long as the cars and/or trucks are not blocking any established traffic pattern, driveway, and/or fire hydrant. Parking on the grass and/or someone's lawn is prohibited.
- **Pet Owner Responsibilities:** One of the most common complaints is about pet owners who do not follow the City of Raleigh pet ordinances. These ordinances are very simple and must be followed by **all pet owners**. *1) Every pet must be on a leash when outside of the residence and must be escorted by the pet owner or care-taker. 2) Every pet owner must clean up their pet's feces immediately.* This is a policy that will be enforced by the Wake County Animal Control and the HOA when applicable.
- **General Property Appearance:** Another common complaint is about the general appearance of a property. Examples of these include but are not limited to the following: *1) dense growth of weeds or grasses over eight (8) inches in height, 2) Any condition which creates or provides a breeding ground or harbor for rodents, harmful insects, or other pests, 3) Any concentration of building materials or building*

rubbish which are not suitable for building construction, 4) Any *junk* or any concentration of *litter*, 5) Etc.

- Violations of the City's Health, Sanitation and Public Nuisance Ordinance are reported by citizens, City Agencies and Code Inspectors.
- The inspector will notify the property owner of any existing violations.
- The property owner has approximately 10 days to bring the property into compliance with the City Code.
- The property owner may be assessed an Administrative Fee and/or Civil Penalties if the violation is a repeated condition.
- Failure to correct violations could result in work being done by the City or a contractor. If abated by the City, the owner would receive a notice requesting payment for the work performed in addition to any administrative or legal fees.
- Failure to pay abatement costs could result in a lien being placed against the property.

For More Information Contact:

Housing/Environmental Inspections Division
Inspections Department
One Exchange Plaza, 5th Floor
Raleigh, NC 27601
919-807-5110:

Please visit the Grandchester Meadows website or contact the Community Assistant, Rebecca Mousseau, at info@grandchestermeadows.com if you have questions in regards to this memo, or if you need to report a specific problem.

Thank you,
Board of Directors
Windward Downs HOA