

## CELEBRATION SQUARE HOMEOWNERS ASSOCIATION - RULES AND REGULATIONS

1. **GENERAL:** The following rules and regulations are designed to make living at Celebration Square pleasant and comfortable for each member of the Association. The restrictions, which the Board imposes upon the members, are for the mutual benefit of all. The cooperation and consideration of each member is vital. Fines may be imposed for violations of the rules and regulations.
2. **MONTHLY ASSESSMENTS:** Homeowner Assessments are due and payable no later than the tenth (10th) of each month. Any homeowner who is in arrears for one or more months will be subject to legal action and a judgment administered by the Wake County Court System. All reasonable Legal/Court costs shall be the owner's responsibility.
3. **ALTERATIONS:** Prior to any exterior alterations or additions to the buildings or grounds, a request must be submitted in writing to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A timely response by the Board will be made within thirty (30) days. Any homeowner who makes exterior alterations without approval will be subject to legal action against them.
4. **REAR PATIO FENCING:** The only fencing that is approved for the rear patio area is a six-foot tall dog-eared fence. This fencing must be treated lumber, and cannot be painted or stained. (Must remain natural) The fence must not encroach on the Homeowner Association's Common Property. The support structure for all fences must be on the inside of the patio area. The fence must be on the property lines on the sides of the patio and not allowed to encroach on a neighbor's property. Neighbors are allowed to use the side fence as their side fence if necessary, rather than constructing two fences for one side.
5. **PARKING:** Each townhouse is entitled to two (2) parking spaces in front of the home. Any extra vehicles (more than two) may not be parked in front of the buildings. Please ask visitors not to park in reserved spaces, in front of the buildings, or on the parking spot lines. Parking is not allowed on the grass, in medians, or along throughways for safety reasons. Illegally parked vehicles may be towed at the owner's expense. Recreation vehicles, commercial vehicles, all towed vehicles or equipment, vehicles with more than two axles or any vehicle of more than eighteen (18) feet are not allowed. This includes all campers, boats and utility trailers. All vehicles parked on the Celebration Square property must be in operating condition both legally and mechanically, i.e. current license plates and inspection sticker, no flat tires, etc. Any vehicle not in operating condition or illegally parked will be towed at the owner's expense after 5 days written notification or the vehicle is tagged or ticketed.
6. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Any damage, including oil spills, to the parking lot or any common area will be the sole responsibility of the homeowner. Vehicles are not allowed to be left on jacks or blocks.
7. **SPEED LIMIT:** For safety reasons, the speed limit on any street within Celebration Square shall be seven (7) miles per hour. Careful attention should be exercised when driving within the community to ensure the safety of all residents.
8. **DAMAGE:** Any damage to the exterior of any building, fence, parking lot, or any common property shall be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, decks, fences on the owner's lot, outside hose faucets, etc.. is the responsibility of the homeowner. If necessary repairs cannot be made within thirty (30) days, the homeowner must inform the Board in writing in regards to the reason for the delay and provide the approximate completion date in the letter.
9. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is recommended that each owner, at his/her expense, secure and maintain in full force and effect one or more insurance policies insuring his/her lot and the improvements thereon for the full replacement value thereof against loss or damage from all hazards and risks normally covered by a standard "Extended Coverage" insurance policy, including fire and lightning, vandalism and malicious mischief. It is also suggested that the owner, at his/her expense, secure and maintain in full force and effect, comprehensive general liability insurance for damage or injury to person or property of others occurring on his lot.
10. **NOISE:** Being considerate of one's neighbors is especially important in a community such as Celebration Square. Loud voices or noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 10:00pm and 8:00am. If a homeowner is disturbed, first attempt to notify and resolve with the disturbing party. If the disturbing party is uncooperative and the problem is severe, then contact the Raleigh City Police. Notice of the incident should be made with Pindell-Wilson Property Management the next business day.
11. **RENTERS:** Renters should be properly informed by the owner of the unit and must comply with the rules, regulations, and documents of the Association. Property damage by a renter will be charged to the respective Homeowner.
12. **SIGNS/FLAGS:** Only standard real estate "for sale" signs with attached flyer box are allowed. Only one "for sale" sign is allowed per unit. No political or other advertising signs or devices are allowed, with the exception of the small, standard "Automatic Security System" device and the American Flag. Only the American Flag may be displayed within view of the common property.

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13. **TOYS/CHILDREN:** Bicycles, skateboards, and so forth should not be left in the common areas or left unattended in front of the home and never in the way of grounds maintenance. For safety reasons, children and all others are not allowed to play in the parking lots and/or streets at any time.

14. **PETS:** 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 its owner. The City of Raleigh requires a pet-owner to remove and dispose of pet excrement properly. All pets 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. These requirements are in accordance with the Raleigh Leash Ordinance. The City of Raleigh will be notified of violators, and the City may take fines and/or action accordingly. Any violator will receive one written warning and then assessed a potential fine of fifty (\$50) dollars per incident.

15. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

16. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Celebration Square.

17. **COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas or allow visitors and guests to abuse these areas by way of littering or in any way restricting the enjoyment of these areas. A fine may be imposed for violators.

18. **PLANTING:** The area within your rear patio may be planted at the owner's discretion so long as it is not unsightly or damaging to the property. Planting outside of the rear patio area is not permitted without prior approval of the Board of Directors. Requests must be submitted in writing.

19. **PATIO & PORCH AREAS:** Patio and porch areas must be kept neat and clean at all times. Garden hoses are allowed to be stored in the front of the homes as long as they are stored on a reel or cart neatly. Any open flame or heat source (grill, torch, outdoor fireplace, etc) must be stored and used only in the back patio area and be no closer than eight (8) feet from the building due to fire hazards and to stay in accordance with fire safety regulations.

20. **CLOTHES DRYING:** Outside clothes lines of any type are not allowed.

21. **EXTERIOR ANTENNAS:** The recommended placement of antennas and satellite dishes on the Celebration Square property are within the back patio area. Any damage caused by the unit is the responsibility of the homeowner.

22. **WINDOW AIR CONDITIONERS & WINDOW COVERINGS:** Window air conditioners of any type are not allowed. Window coverings (drapes/blinds, etc.) must be white backed for appearance and continuity and must be in good condition.

23. **TRASH COLLECTION:** The City of Raleigh provides curbside Trash collection & recycling each **Tuesday, except for holidays.**

- A. **Trash Containers:** Trash receptacles will be the standard City of Raleigh 96 gallon cart with the lids locked securely in place. **These trash containers should be kept just outside your back patio area.** This area should be kept neat and clean at all times.
- B. **Trash Collection:** Trash receptacles/curbside trash should be placed on the curb in front of your home on Tuesday mornings by 7am. **TO PREVENT ANIMALS GETTING INTO YOUR TRASHBAGS, IT IS SUGGESTED NOT TO PLACE TRASH OUT ON THE EVENING PRIOR TO COLLECTION.** The cart should be removed from the curb by midnight on the collection day.
- C. **Recycling Containers:** The City of Raleigh provides green bins and pick up service for recyclable items (glass, newspapers, plastic containers, etc.) every Tuesday of each week. Recycling bins should be kept inside, on the back patio, or in the rear storage room. **RECYCLING BINS ARE NOT TO BE STORED IN THE FRONT OF THE UNITS, AS THEY ARE UNSIGHTLY. VIOLATORS WILL BE SUBJECT TO A FINE.**
- D. **Recycling Collection:** Recycling bins should be placed on the curb in front of your home on Tuesday mornings by 7am. **IT IS SUGGESTED NOT TO PLACE RECYCLING OUT ON THE EVENING PRIOR TO COLLECTION.** The bin should be removed from the curb by midnight on the collection day.