

TRAILWOOD VALLEY TOWNHOMES REGULATIONS, GUIDELINES, AND INFORMATION

Dear Residents of Trailwood Valley:

The Board of Directors is periodically adopting and adjusting regulations that we hope will make our community a pleasant, attractive and safe place to live. Below are the regulations the Board has passed since 2003. We hope that having all of this information compiled in one place will make for a quick and easy reference for you. Please note that community members who do not comply with board-approved regulations are subject to fine. Furthermore, some violations by tenants can be enforced by the City of Raleigh PROP Ordinance adopted in February 2005.

HOMEOWNERS ASSOCIATION FEES

Why pay: Each owner must pay the monthly fees to the Homeowners Association. These fees pay for services including, but not limited to: power washing, grounds maintenance, street lighting, pavement repairs, and reserves for future expenses such as roof & siding replacement. Financial reports will be available on-line for all home owners to view or you may contact the property management company to receive a copy by mail.

Delinquent payments: Homeowners who are delinquent in their Homeowners Association fee payments will be handled in the following manner: Once you are \$300 or more in arrears you will receive a “demand” letter from an attorney asking that you make payment in full within 14 days. If you do not respond to make payment arrangements, a lien will be placed against your property. You will also be responsible for all attorney fees in accordance with North Carolina law. If you still do not respond, foreclosure proceedings will begin after 45 days.

GROUNDS

SIGNS ON THE PROPERTY

For those preparing to sell or rent, ONLY ONE “For Sale/Rent” sign may be placed IN FRONT OF YOUR HOME. Additional signs in front of your home, or signs placed in other areas on the property (such as on the corner at Lineberry or on the island where our sign is located) ARE NOT PERMITTED. All for sale or for rent signs must be no larger than the standard size of 18”X25”.

If you decide to hold an open house in order to show your property, you may place signs directing potential buyers to your property up to 48 hours in advance of the open house. They must be removed promptly once the open house has ended.

The HOA will purchase a “For Sale” and “For Rent” sign that will be “color-coded” to our entrance sign and will be placed near the entrance, along Lineberry Drive, whenever there are properties for sale or rent in our community.

TRASH DISPOSAL

Please help to keep our community clean. Make sure that all of your trash is actually INSIDE the trash receptacle when you dispose of it. Please do not leave your throw-away items (e.g. cardboard boxes, TVs, exercise equipment, etc) sitting outside the dumpsters. Those who pick up the trash do not get out of the truck to throw away your unwanted items. When items are left sitting out, the Homeowners Association must pay to have someone come and remove them. These types of expenses have the potential to cause our homeowners association fees to go up. So please, help yourself and your neighbors by putting all of your trash and throw away items in the dumpster!!

You can also help us keep our environment clean by picking up trash that you see around the grounds. This would be especially appreciated after you have hosted a party.

CARDBOARD

You may not dispose of your cardboard boxes by leaving them sitting on the ground outside of the trash receptacles. This makes it hard for others to dispose of their trash. Boxes left outside the trash receptacles will eventually need to be hauled off, for which WE ALL PAY. Because cardboard must be disposed of in specially-marked dumpsters, we will be fined if an excess amount of cardboard is found in our dumpster. Again, this fine will cost the entire neighborhood. It is your homeowner's fees that must be increased to cover the cost of removing cardboard boxes.

Large amounts of cardboard may be recycled at the following nearby locations:

Jaycee Park on Wade Avenue

Citgo on Lake Wheeler Rd. (near I-40)

Check your place of employment or adjacent businesses – they often have cardboard dumpsters.

Many gas stations have dumpsters for cardboard.

LANDSCAPING

FOUNDATION PLANTS

You are responsible for watering the foundation plants (those bushes around your porch and/or windows) around your town home. The bushes will certainly need some water during the summer months. The landscapers will prune the shrubs in the neighborhood. You (the homeowner) will be charged for any bushes that die from lack of water on your property.

PLANTING AROUND YOUR TOWNHOME

If you want to plant around your town home, PLEASE submit a request form to the board. The following are two important reasons for requiring this request process:

- 1) You must have board approval to make any changes to the landscaping or structure of your town home (this is in keeping with the homeowners association Covenants given to you at the time of the purchase of your town home.) Please wait for this approval BEFORE you begin planting.

2) We will let the landscapers know in hopes that they will not mow or cut back anything you plant. But we are not responsible should that happen. HOWEVER, YOU must maintain anything that you plant -- the landscapers will not prune, fertilize etc.

COMMON AREAS

Grass: Many of you have asked questions about grass growing around the town home complex. The landscaper has informed us that it can take up to five years for grass to establish in the conditions around our community. The grass will likely grow much faster with a little help from you -- so during our hot summer months, feel free to hook up that hose or sprinkler and help out the grass! Of course you must abide by the City of Raleigh's water restrictions whenever they are in effect. We do not have an irrigation contract for the grounds because that would make our homeowners fees increase considerably.

Our grass is aerated and seeded in the fall by our landscaping company. We will let you know when this will take place. Grass is much more likely to grow if you are willing to do some watering right before and after the aeration and seeding.

Trees: The trees in our common areas may also need a little help from you in the summer months. Any help you can give in watering them would be much appreciated. If you are inclined, pay attention to the trees close to your property and give them some water when it looks like they might need it. Your willingness to help with this will keep our landscaping in top condition.

RESIDENT RELATIONS

PETS

Another issue we have received several complaints about concerns pet waste. Please be considerate of your neighbors as you take your pets out to "do their business".

Do not allow your pet to use the bathroom near your neighbor's home. YOU are responsible for cleaning up after your pet. If your pet relieves itself anywhere on the common grounds, you must clean-up after it. We will begin assessing fines or contacting Wake County animal control to issue citations if the problem persists.

The city of Raleigh has two laws concerning pets. One is the **leash law**. The other is a **waste removal law**. Please abide by these laws or you are subject to a fine and possible removal of your pet.

SLOW DOWN

In the past year some concern has been expressed about the speed at which residents and their guests drive in and out of our community. Please slow down and remember that there are children in our neighborhood. High speeds in the parking lots and on the street create hazards for other residents.

PARKING

Parking has consistently been the biggest concern for residents. We are aware that parking space is limited and would like to ask everyone to be considerate of your neighbors concerning where you park. Please read the following guidelines carefully!

1. If you are not parked in a designated parking spot, you are parked in a FIRE LANE and are subject to towing. DO NOT park on the roads, in front of mailboxes, on the traffic circle, or behind/ adjacent to a designated parking spot. This is true for your guests as well. Please ask them to park in guest spots or a spot designated for YOUR town home.

2. DO NOT park in parking spaces designated for other residents! If you do, the owner may have you towed. The numbered parking spaces are the property of the residents who own that town home. Do not expect other residents to knock on doors looking for you if you have inappropriately parked in someone else's space. It is your responsibility to park your car in a spot designated for the town home you live in or in a guest spot. It is also your responsibility to make sure your guests do the same!

3. Here are some steps to take if you find someone else parking in your space:

a. If you recognize the car and know who the owner is ask them to remove their car and refrain from parking in your space in the future.

b. If you do not recognize the car or know where the owner lives and do not immediately need the space, leave a note asking them to refrain from parking in your space in the future. (You might also make a note of the license plate number in case the problem continues.)

c. If you are consistently having problems, the owner is uncooperative, or you need the space immediately, have them towed.

4. Towing Information: We have contracted with: **Mid-South Towing**. They will come and remove the car from your space (within about 15 minutes). You will of course need to show proof that the parking spot belongs to you! You can also contact them if your car has been towed. Once hooked up, the "let down" fee is \$75 if you catch them while still in the parking lot. The towing company information is located on a sign at the entrance to the neighborhood.

PARTY ETIQUETTE

If you have friends over for a party there are several ways to be considerate of your neighbors:

Keep the noise down. One of the realities of living in a town home community is that sometimes music has to be a little lower than you would like.

Ask your guests to use appropriate parking spaces. Guests at your party may not park in your neighbors designated spots, double park, or park in front of mailboxes or fire hydrants. You may invite your guests to park on Lineberry and walk to your townhouse for your party.

Pick up any cups, bottles, or other trash that your party guests might generate both on your property and that of your neighbors as well as the parking lot.

ARCHITECTURAL CHANGES

You MUST submit your requests for architectural changes to your town home to the board BEFORE making any changes! Please check the Covenants of the Trailwood Valley Town Home Association to make sure your changes are in accordance with the guidelines set out in the Covenants and By-Laws.

SOME CHANGES OR ADDITIONS THAT REQUIRE APPROVAL INCLUDE:

Satellite dishes

Deck extensions or modifications (INCLUDING PAINTING/STAINING)

Structures on the grounds around your town home.

Failure to obtain approval from the board may result in a fine and or the demand that you “undo” any modifications that you make.

PRE-APPROVED MODIFICATIONS:

Storm Doors

If you would like to add a storm door to your house, you may do so without a request if it meets the following criteria:

- 1) White frame
- 2) Single paned glass

BOARD & MANAGEMENT INFORMATION

President: Kara Nauhaus 2210 TWVC 754-9548 nauhauka@yahoo.com

Vice Pres: Ryan Miller 2232 LPL 755-9360 rmiller@maaonline.com

Secretary: Terri Shoffner 2240 LPL 834-2083 tsho@aol.com

Property Manager: David Robbins (Grandchester Meadows, Inc.) 389- 7944

Drobbins13@earthlink.net or www.grandchestermeadows.com

The Board meets monthly to discuss issues raised by residents, finances, and any other items related to our community that need to be addressed. Residents are always welcome to attend board meetings. The Board of Directors has contracted with a management company that provides the community with a webpage. You can find news, information, community documents, rules, and contractor information by visiting www.grandchestermeadows.com and clicking on Trailwood Valley in the community links.

Homeowners Association Meetings are held annually for the purpose of electing a board. Board members are elected for three-year terms. Please let a board member know if you are interested in serving on the board. Currently Board Meetings are scheduled for the second Tuesday of each month at 6pm at 2240 Long Pine Lane. (There is a cat at the house – in case you have allergies...)