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Dutchess Village Townhomes – 2022 Handbook

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INTRODUCTION

The Dutchess Village Community is a diverse community, composed of homeowners, tenants, professionals, students, and families. This variety of lifestyles makes Dutchess Village a unique community. A close-knit neighborhood, situated in a townhome development requires cooperation and regulation of behavior.

Consideration for community as a whole is very important. In order to assist residents in living together peacefully, the Dutchess Village Homeowners Association (HOA) has compiled this informational handbook.

This handbook contains Rules and Regulations and policies which govern living in our townhome community, along with helpful information and procedures residents should follow in the event of a problem. Rules and Regulations contained in this handbook are based on local town ordinances and the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws for Dutchess Village. These Rules and Regulations are not

intended to replace the above-mentioned documents but serve only to enhance them.

These Rules and Regulations were adopted to further assist with the mandate of the Declaration of “protecting the value and desirability” of the property in Dutchess Village. Compliance with the Rules and Regulations are not voluntary.

AUTHORITY

Article IX Section 17 of the Declaration of Covenants and Restrictions states: “The Board of Directors shall have the power to formulate, amend, publish and enforce other reasonable rules and regulations.”

ADOPTION

To be effective January 31st, 2017, The Board of Directors hereby adopts this handbook and future amendments hereto, including rules and regulations herein, as the Rules and Regulations of the Dutchess Village Homeowners Association.

COMPLIANCE

As specified in the Declaration and enumerated above, compliance with these Rules and Regulations is not voluntary. Unless specified otherwise, the penalty for violation of these Rules and Regulations shall be suspension of voting rights for a period of not less than 30 days or a monetary fine, or both. In addition, the Association may pursue an action in equity or at law for compliance with these Rules and Regulations.

GENERAL HOMEOWNER ASSOCIATION INFORMATION

The Dutchess Village Homeowners Association, Inc. is a legal entity comprised of the property owners within the Dutchess Village Community who live on Adventure Trail, Hedgerow Court and Joel Court in Cary, North Carolina. The Association has been in existence since October 22, 1984 for the purpose of enhancing and protecting the value, desirability, and attractiveness of the property. In addition to maintenance of the exterior of the townhome buildings, the Association also maintains the parking area and common grounds.

Dutchess Village Homeowners Association encompasses both townhomes and detached single-family homes. The portions of these rules and regulations that apply only to townhomes are indicated as such.

Policies and procedures of the Association are set forth in the Declaration of Covenants, Articles of Incorporation, and Bylaws. The Board of Directors, relying upon these documents, makes rules and regulations and provides for the operation of the Association. Committees of homeowners and residents are appointed by the Board of Directors to work with specific areas of concern. A management company is retained to provide the day-to-day administrative duties for the Association. The management company reports directly to the Board of Directors.

LEGAL DOCUMENTS

Several legal documents provide for the existence of Dutchess Village Homeowners Association. In addition to existing statutory provisions regulating administrative requirements for not-for-profit corporations, the following documents provide legal standing of the Association. Amendments to these documents are voted on by the Membership.

Declaration of Covenants and Restrictions. This document and its amendments are on file in the Wake County Register of Deeds Office and are a binding covenant against each individual Lot.

Articles of Incorporation. This document creates the legal entity known as Dutchess Village Homeowners Association. It is on file in the Office of the North Carolina Secretary of State.

Bylaws. This document provides for the operation of the Homeowners Association.

Copies of Documents. In addition to other sources, copies of these documents may be obtained from the Management Company for a charge or may be accessed on the Management Company's website.

MEMBERSHIP

The Association affords membership in the Association to any person who is a Lotowner subject to an assessment. Membership is mandatory.

MEETING OF THE MEMBERS

The Annual meeting of the Membership is in January. Each member receives advanced notice of this meeting.

BOARD OF DIRECTORS

The Board of Directors governs the Association. The Board members are volunteers. They contribute their personal talents and expertise and illustrate commitment to a quality standard of living in our community. Please contact the Management Company to express an interest in becoming a Board member.

Election. New Directors are elected by the Association membership each year at the Annual Meeting of Members in January.

Meetings of Directors. Meetings of the Directors are held on a regular basis and are open to the Membership. With advanced notice, members wishing to address the Board may do so prior to the meeting. Requests should be submitted to manager@grandchestermeadows.com.

COMMITTEES AND TASK FORCES

Committees and task forces are established by the Board of Directors to manage or to recommend ongoing procedures and address specific issues. Committee members are appointed by the Board. The current committees of the Association are:

1. Grounds & Landscape Committee

- The grounds committee is in charge of ideas or recommendations to be presented to the Board. This includes drainage issues, erosion and landscaping improvements.
- Meets with the landscape contractor regarding grounds improvement projects if needed or directed.
- Grounds committee members may make regular rounds around the community to check on completed landscape in common areas.
- Grounds committee members are not permitted to step foot on any

homeowners personal property unless asked by the homeowner.

2. Nomination Committee

Appointed annually to present a slate of candidates to the Board of Directors.

MANAGEMENT COMPANY

The Board of Directors has selected a Management Company to provide the day-to-day administrative operation of the Association. The Management Company carries out the decisions of the Board of Directors. In addition to other duties, the Management Company collects monthly assessments, pays bills, oversees contractors used by the Association, and facilitates correspondence. All suggestions, comments, complaints, or other business of the Association should be communicated directly to the Management Agent. As necessary and appropriate, communication is made to individual homeowners, the Board of Directors, the Membership at large, contractors, etc.

If for some reason a homeowner is dissatisfied with any action of the Management Agent, the homeowner should express his or her concerns, in writing, to the Board of Directors.

ASSESSMENTS

As provided by the legal documents, assessments for the townhomes are collected on the first day of each month. Single Family Annual assessments are due on the 1st of January each year. Each homeowner will receive an invoice in December. Assessments will be considered late on the 30th day. Assessments may be paid online with a credit card, bank bill pay, by auto-draft, or mailed by check.

DELINQUENCY.

Assessment payments are delinquent if not received by the first of the month. To encourage payment, the following delinquency policy has been implemented.

Fees. Late fees are subject to change. Owners will be sent information when late fees are changed.

1. Assessment payments are due by the first of the month.
2. Homeowners delinquent in their assessments shall be assessed a late fee if not paid by the 30th of the month
3. All accounts that exceed 60 days overdue are subject to litigation. The process of litigation:
 - a) Demand Letter to homeowner
 - b) Second Demand Letter - if no response to first Demand Letter
 - c) File Lien against homeowner's property
 - d) Foreclosure on homeowner's property

MAINTENANCE

COMMON AREAS.

The Association maintains property owned by the Association. This includes parking areas, signs, and the majority of the lawn areas within the townhomes. Homeowners should not provide maintenance to these areas or make improvements or changes without prior approval of the Association. Damage to any common area will be assessed to the responsible homeowner, whether the damage occurred by the homeowner, the homeowner's tenant or guest.

EXTERIOR BUILDING SURFACES.

Maintenance is provided to all exterior building surfaces in the townhomes, except:

1. Glass;
2. Decks – Debris, leaves, etc. on decks and porches should be removed by the homeowner or occupant. Flashing is required on all new and rebuilt decks;
3. Electric or gas lamp posts; and
4. Additional items are outlined by the DVHOA individual maintenance responsibility chart below:

Dutchess Village Homeowners Association Maintenance Responsibility Chart

ITEM	HOMEOWNER	ASSOCIATION	OTHER/NOTES
Chimney cap leaks		X	
Chimney Surface (brick)		X	
Common Area Lighting		X	
Window frames and encasements		X	
Grounds / Landscaping (builder installed)		X	
Grounds / Landscaping (common area)		X	
Gutter Cleaning		X	
Gutter Replacement and repair		X	
Ice and Snow removal - from private streets		X	as per policy
Private Road and Parking area repair		X	
Roof Repair / Leaks / Replacement		X	
Sewer line from common clean up to city line		X	
Siding & Trim (cleaning / painting/repair)		X	
Shutters (cleaning/painting/repair)		X	
Termite Warranty		X	

Walkway Maintenance		X	
Water lines damaged by the HOA		X	

Water lines from meter to City line		X	
Animals in chimney	X		
Attic power vents and fans	X		
Damage to landscaping caused by resident, employee or guest, autos, spills, etc.	X		
Electrical fixtures (except uncommon areas)	X		
Exterior townhouse numbers	X		
Exterior water spigots	X		
Exterior yard lights & fixtures	X		
Extra cost of painting due to owner negligence	X		
Firewood stored 18" from wooden structures. No more than 1/2 cord can be stored at a time. Wood cannot be stacked against trees.	X		
Foundation / structural parts of home	X		
Garbage receptacles	X		
Grounds / Landscaping (homeowner installed)	X		
Heating / AC units & Feeder lines	X		
Interior Damage (except gutters & downspouts)	X		
Interior repairs caused by leaks	X		
Mailbox repair / replacement (normal use)	X		
Meter Leaks or replacement	X		
Pest control - inside home	X		
Repair Maintenance of Architectural Changes	X		
Screens, screen doors & screened porches	X		
Storm Doors	X		
Structural problems	X		
Water lines from meter wall to interior	X		

Window fixtures & door hardware	X		
Patio & Decks	X		
Window Glazing	X		Windows will be glazed only during community projects. Times outside of community projects will be the responsibility of the homeowner.
Window Painting	X		Windows will be painted only during community projects.
Window Glass	X		

REPAIR REQUESTS

Repair request forms and procedures are found at www.grandchestermeadows.com.

PROCEDURE

In the event of any necessary repair or maintenance concern, please notify the management company during normal business hours. If you need emergency assistance, text the 24 hour phone line 919-389-7944. The management agent can inform the homeowner of the Association's liability in the matter. If the Association is not responsible for the repair, assistance may be available in obtaining a contractor for such repair. Please see contact information page.

INTERIOR MAINTENANCE

All interior maintenance is the responsibility of the homeowner. This includes doors, porch lights, doorbell systems, doorknobs, etc. except when such items are damaged as the result of the Association's failure to maintain an exterior surface.

WINDOW COVERINGS

All window coverings must be drapes or blinds and be in good repair. Sheets will not be allowed as window coverings.

MAILBOXES

Mailboxes are the property of and maintained by the Association. Assistance with mailbox keys may be obtained through the United States Postal Service (USPS).

KEYS

Neither the Association nor the Association's Management Company maintains keys to individual townhomes.

INSURANCE

ASSOCIATION PROVIDED

The Association provides the following insurance:

Public Liability. This coverage is for injury caused upon the Common Property or in some other way as direct result of negligence of the Association or its agents.

Property. This coverage is for damage caused to improvements to real property owned by the Association. It does not cover damage to the buildings.

Directors and Officers. D&O coverage protects the Board of Directors and Committee Members in the case of an error or omission on their part while performing in their capacity as a Director or Committee Member.

HOMEOWNER PROVIDED

Each homeowner must maintain proper "homeowner coverage." This includes coverage of the structure and contents and protection in the event of a liability on the part of the homeowner.

TENANT PROVIDED

Although not required, tenants are strongly encouraged to obtain renters' insurance so that their personal possessions are protected. Neither the Association's nor the homeowner's insurance will protect a tenant's possessions.

LEASING

Leasing, as used in this section, includes the occupation and use of a townhome by anyone other than the owner, including relatives, if the owner is not a permanent resident within the townhome.

LEASES

In all cases, landlords are encouraged to have a properly drawn lease. Although the Association presently has no pre-approval restriction for leases, owner should include a provision that tenant(s) must abide by all conditions of the Declaration and other Rules and Regulations.

ENFORCEMENT

Tenant(s) and their guests must abide by all regulations of the Association. Damage to properties caused by tenants and their guests will be charged to the assessment to be paid by the owner of the property.

PARKING AND TOWING

This section applies only to townhome owners.

VEHICLES.

No more than two vehicles are allowed per unit. Each property owner is entitled to the use of two parking spaces. Maintenance repairs to vehicles must be completed within 24 hours. All towing will go through the Management Company.

ASSIGNMENT OF SPACES

When one space is assigned for each townhome, homeowners are encouraged to use the assigned space before using the generally available spaces. These other spaces are provided on a first-come, first-serve basis.

UNAUTHORIZED VEHICLE IN ASSIGNED SPACES

Unauthorized vehicles parked in an assigned space will be towed when the owner, tenant, or assignee of the owner of the unit to which the space is assigned makes a request.

NO PARKING AREAS

Parking is restricted to spaces properly marked by the Association. Parking is specifically prohibited in the following areas:

1. Adjacent to curbs;
2. In driveway(s);
3. On sidewalks;
4. On lawns;
5. In front of mailboxes; or
6. Any other area not properly marked by the Association as a parking space.

ABANDONED VEHICLES

Any vehicle parked upon the property (whether in a marked space or not) must be operational, properly licensed, inspected and insured. When an owner of a vehicle on the property is unknown it should be reported to the Management Company. The Management Company must be notified for long term guests.

ANGLED/DOUBLE PARKING

Angled or double parking is not permitted. Vehicles must, at all times, be parked within the confines of a single parking space. **Painted lines designate the confines of a single parking space.**

DAMAGE TO PROPERTY CAUSED BY PARKING

Homeowners will be held responsible for all damage to the property including lawns, trees, shrubbery, underground pipes, curbs, etc. caused by illegally parked vehicle owner, by the property owner, their tenant(s), or guest(s).

TRAILERS, BOATS, AND OTHER RECREATIONAL VEHICLES

Trailers, boats, and other recreational type vehicles shall not be parked upon the property unless prior written approval is obtained from the Board of Directors.

TOWING

Vehicles are towed at the discretion of the towing contractor. The property is regularly patrolled and illegally parked vehicles will be removed through the Management Company.

ENFORCEMENT

All vehicles parked in violation of these Rules and Regulations will be towed at the expense of the owner.

DISPUTES

Disputes over towing should be addressed to the towing contractor. If a suitable agreement cannot be made, the Management Company should be contacted.

ARCHITECTURAL MODIFICATION

For the protection of all homeowners and to maintain property values, exterior changes to the buildings or grounds require the approval of the Board of Directors. **The Board of Directors reserves the right to remove, without notice, any change or alteration to Community Property that has not been approved.**

PRIOR APPROVAL.

Any change or alteration of exterior whatsoever, including, but not limited to, fences, concrete pads, sheds, plantings, decks, **flags, signs, yard art, feeders, light fixtures, solar lights,** etc., must first have approval from the Board of Directors as set out in the Declaration of Covenants, Conditions and Restrictions. **At its discretion, the Board of Directors may limit the number of items that a homeowner may place in the sight of other homeowners.**

PROCEDURE.

The following procedure has been established to review architectural change requests.

1. REQUEST FORM- A form must be requested from the management company. Please see contact page.
2. COMPLETE FORM – The Architectural Request Change (ARC) form must be completed and signed by the owner of the property. Tenants, other residents, children, assignees, and other such individuals may not sign Architectural Request Change form.
3. SUBMIT FORM - The Architectural Request Change form must be submitted to the Management Company who will review the form and, if necessary, request additional information. Once the completed form and any additional information has been received, the Management Company will notify the homeowner of the

date of receipt of the completed form.

4. REVIEW BY THE BOARD OF DIRECTORS - The Board of Directors will review the completed request form. A decision will be made within 30 days of receipt of the form.
5. DECISION NOTIFICATION - The homeowner will receive written notification of the Board's decision from the Management Company.
6. DENIALS - When a request is denied, the homeowner may submit alternative proposals or additional information to the Board of Directors by submitting the information to the Management Company.
7. PROJECT PROGRESS AND COMPLETION - Projects must be completed within a reasonable time following approval, but in no case more than 90 days, unless an exception is granted in writing by the Board of Directors.
8. INSPECTION - During construction and upon completion, the work may be inspected by the Management Company to determine compliance with the initial application.
9. PERMITS/LICENSES/INSURANCE - Homeowners are required to obtain all appropriate permits, licenses, and insurance that may be required by the Association or by local, state, or federal government agencies.
10. ENFORCEMENT - Upon notification to the owner, a request must be submitted for any unapproved alterations. Upon review by the Board of Directors, any unapproved alterations must be removed or altered as determined by the Board of Directors. If any homeowner fails to comply with the decision of the Board of Directors, the Association may take action at law, or at the discretion of the Association, remove the alteration. Alterations on the Common Property will be removed without notification.

GROUNDS MAINTENANCE

The Association provides lawn care to the common areas, the front and back lawns of the townhomes. Rear yards enclosed inside fences are the responsibility of the homeowner.

GARDENS.

Approved gardens/flower beds are the responsibility of the homeowner. Any approved garden or flowerbed that is not maintained by the owner in a neat and productive or attractive condition may be removed at the discretion of the Association. The cost of such removal will be at the homeowner's expense.

BICYCLES, TOYS, LAWN FURNITURE, HOSES, ETC.

Bicycles, toys, lawn furniture, hoses and other such items should not be stored on the townhome lawn **or on community property**. Grounds maintenance staff are not responsible for moving these items in order to mow.

OPEN SPACE

Use of open space is regulated to provide a safe and pleasant area.

PRIVATE USE

These areas are for the private use and enjoyment of the Members, residents, and their invited guests. They are not intended for large parties or other similar gatherings.

HOURS OF USE

The open space may be used between the hours of 9am and 8pm.

NOISE.

Noise from a play area must be limited so as not to be heard over ambient noise within the adjoining units.

PETS

In order to provide a harmonious neighborhood, residents should recognize the need to maintain only indoor pets. All laws, ordinances, rules and regulations pertaining to dogs, cats, and other domestic animals adopted by local officials are hereby adopted as rules and regulations of the Dutchess Village Homeowners Association.

LEASHES.

All animals must be on leashes or similarly restrained at all times when outside the dwelling. This applies to animals on your property and on Common Property.

UNATTENDED ANIMALS.

Unattended animals often create a disturbance or are threatening to those passing by. Animals are not to be left unattended on the Common Area, patios, decks, or yards of the townhomes. This includes the chaining of animals to posts, doors, electrical boxes, etc.

DEFECATION.

Do not let your pet defecate on the lawn areas. Sufficient natural areas are provided to allow dogs to relieve themselves without causing a nuisance. Owners walking their dogs on townhome lawns and Common Property must have a device available for the collection of feces.

ENFORCEMENT.

Local officials will enforce the local leash law and other local ordinances. Please contact the local animal control office. Other complaints regarding animals should be directed to the Management Company.

GARBAGE/TRASH COLLECTION AND RECYCLING

RECYCLE

Residents are encouraged to recycle. Recycle bins should be placed at the curb in front of the building the night before collection. Recycle bins should be removed from the curb as soon as possible after collection. The small recycle bins should be stored inside the home or storage room. No recycle bin should be visible from the front of the building.

TRASH CONTAINERS

Garbage containers must be specifically designed for the temporary storage of garbage and be in good repair. Garbage receptacles should be kept at the rear of the dwelling and/or not visible from the street. The Town of Cary collects garbage on Wednesdays from the rear of the dwelling. (The Town of Cary policy has changed since the writing of this paragraph. Since the beginning of the Covid pandemic, residents are required to have all trash and recycling bins at the curbs in front of the townhomes on the day of collection. The Town of Cary will not collect garbage at the rear of the dwellings.)

LIDS

In addition to being properly maintained, all garbage containers must be kept tightly closed.

YARD WASTE

Yard waste such as lawn clippings, branches, leaves and other such items are collected from the curb. Please contact the Town of Cary for additional information concerning preparation of these items for pick up.

EXTRALARGE ITEMS.

Extra large items such as furniture is collected by special arrangement only. Please call the Town of Cary for specific information.

IMPORTANT ADDITIONAL INFORMATION.

The Association will remove, without notice, any garbage or trash containers left without lids that are allowed to collect water, emit a strong odor or are in other ways offensive.

Homeowners are responsible for any garbage spread by animals, weather, tenants, or guests of tenants. Failure to clean up all debris immediately can result in the homeowner being billed for the pick up of such items.

When trash, boxes, crates, bins, large items (tires, car parts, furniture, mattresses, etc.) are found adjacent to townhomes they will be removed without notice. The owner of the townhome will be held responsible for the cost of such removal. Because of the close proximity of the townhomes to one another, prompt removal of such items is important.

GRILLS

Due to the risk of fire, townhome residents can not use charcoal or gas grills on the decks or within 10 feet of the building unless homeowner has a Town of Cary Permit.

STORAGE

Grills, lawn furniture, bicycles, tools, etc. should be stored inside the home or storage room or on the rear deck in a neat and orderly manner. The front of the townhome may not be used as a storage area. This includes porches and parking areas.

In the event of storage items in violation of this section, the items will be removed and the homeowner charged for the cost of removal of such items. Nonnotification will be given prior to the removal of such items.

FIREWOOD

Firewood must be stored within the confines of the rear yard and not on Common Property. Firewood should not be stored against deck posts, on the lawns, on the deck, or in the storage room.

NOTE: Stacking firewood against retaining walls, decks, etc. can result in termite problems in the units. Please contact the Management Agent for additional information regarding storage of wood.

OBJECTIONABLE ACTIVITY

As stated in the Declaration, “no noxious or offensive activity shall be carried on upon the Property or improvements thereon, nor shall anything be done which maybe or may become a nuisance or annoyance to the neighborhood,” including, but not limited to, partying or picnicking in the visible front yard or parking area or loitering. Homeowners will be held legally and financially responsible for any trash clean up or property damage caused by themselves or their guests.

NOISE

A local noise ordinance exists and any resident disturbed by excessive or persistent noise at any time should report violations immediately to the police. Disturbances include, but are not limited to, loud music, voices, cars, animals, etc. that may interrupt sleep or in any way disturb the well being of community residents.

Homeowners are held legally responsible for any disturbances created by themselves, their guests, tenants, or guests of tenants. Offenders are subject to fines, arrest, and criminal charges brought by the Association, neighbors or police.

All residents have the right to a quiet neighborhood. Swift and firm action against offenders is the only means to preserve such rights. It is strongly recommended that you request the police to come to your home prior to visiting the noise problem.

In the event you are required to contact the police about a noise problem, please notify the Management Agent. The Association will keep a record of noise complaints and will take action against an owner if noise is a repeated problem.

SIGNS

FOR SALE OR FOR RENT SIGNS.

One standard and reasonable sign indicating a home is for sale or for rent may be posted at a location reasonably near the home. In the event of an open house during the sale, a sign may be posted at a convenient location showing the direction to the open house. A directional sign no larger than 18 inches by 24 inches may be placed at the entrance on Bayoak Drive.

POLITICAL SIGNS.

One political sign or poster may be posted on the homeowner’s property. The sign may not be larger than 24 by 24 inches. The sign or poster may be displayed up to 60 days before the election and must be removed within 48 hours after the election.

YARD SALE SIGNS.

Prior approval by the Board of Directors is required in order to have a yard sale.

OTHER SIGNS.

No other signs other than those listed above may be posted on the townhome, Lot, or Common Property. Signs may not be posted on mailboxes, light posts, trees, electrical poles, buildings, etc., except by the Dutchess Village Homeowners Association.

ENFORCEMENT.

Soliciting is not allowed. Please advise solicitors that the parking areas, sidewalks, and Common Property are private property and ask them to leave. If they do not leave, please contact the police. Also, please notify the Management Agent of the problem.


Soliciting includes the distribution of any information or the collection of money for any purpose. Religious organizations are not exempt from this section.

2017 IMPORTANT CONTACT INFORMATION

DUTCHESS VILLAGE HOA MANAGEMENT COMPANY

Grandchester
MeadowsPO Box 1149
Apex, NC 27502
Phone number: 919-645-7944
Fax: 919-882-8739
Emergency text number:
919-389-7944

MANAGEMENT AGENT:

Manager: David Robbins
Associate Manager: 
Phone number: 919-645-5764
Email: Manager@grandchestermeadows.com

WEBSITE:

www.grandchestermeadows.com/dutchessvillage/

What you can find on the website:

Articles of Incorporation, Bylaws, Covenants, Handbook, exterior maintenance responsibility chart, reserve study schedule, current Board Member list, financial reports, meeting minutes, architecturalrequest or change procedure form and repair request form.

BOARD OF DIRECTORS:

Board Members are elected for three year terms at January Annual Meeting. A list of current Board Members can be found on Grandchester Meadows website.
Email: DV-bod@grandchestermeadows.com

CARY POLICE DEPARTMENT

FIRE OR EMERGENCY: 911

NON--EMERGENCY: 919--469--4012

TOWN OF CARY

www.townofcary.org

TOWN MANAGER: 919-660-4007

INSPECTIONS AND PERMITS:

919-469-4060TOWN CLERK: 919-460-4941

ANIMAL CONTROL: 919-319-4517

TRANSPORTATION (Greenways, Parks, Sidewalks, etc.): 919-469-4030

GARBAGE/TRASH PICK UP - Every Wednesday

RECYCLE PICK UP - Every Other Wednesday