

THE SANCTUARY HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

- 1. GENERAL:** The following rules and regulations are designed to make living at The Sanctuary 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.
- 2. DUES:** Monthly homeowner dues are due and payable between the 1st and the 30th of each month. Any homeowner who is in arrears will be subject to a judgment and lien against them in Wake County Court.
- 3. ALTERATIONS:** Prior to any exterior alterations, additions, or house color changes (such as fences, room additions, or storage buildings) an architectural request for approval form must be submitted to the Architectural Committee for approval. The Architectural Committee, at its sole discretion, may or may not approve of any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.
- 4. PARKING:** Every effort should be made to park all vehicles in the driveways instead of on the street. All vehicles parked within The Sanctuary must be in operating condition both legally and mechanically, i.e. current license plates & inspection, no flat tires, major damage, broken windows, etc. Any vehicle not in operating condition will be towed and stored at the owner's expense. Commercial vehicles are not allowed on the property without written approval of the Board of Directors. Parking on the grass or in the yard is not allowed.
- 5. AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.
- 6. INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.
- 7. NOISE:** Being thoughtful of one's neighbor is especially important in a community such as The Sanctuary. Loud noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 11 pm and 8 am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted.
- 8. RENTERS:** All renters must comply with the rules, regulations, and by-laws of the Association and should be properly informed of these responsibilities by the owner of the unit.
- 9. SIGNS:** Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted. Signs are not allowed to be placed in the Common areas.
- 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 the owner. All dogs and cats 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 accord with the Raleigh Leash Ordinance. If problems persist contact the City of Raleigh Animal Control. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.
- 11. MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.
- 12. HAZARDS:** The discharge of firearms is not permitted at any time within the boundaries of The Sanctuary.
- 13. MAINTENANCE OF LOTS:** Yards and lawns should be maintained in a neat and orderly manner. Grass should not be allowed to exceed 8 inches in height. If a homeowner fails to maintain his property in a neat and orderly condition or otherwise neglects his property and allows unsightly conditions to develop, the Board, after written notice to the owner, may, but is not obligated to take steps to remedy the problem at the owner's expense.
- 14. COMMON AREAS:** Every Homeowner should protect his 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. i.e.: Please do not curb your pets in the common areas.
- 15. TRASH CONTAINERS:** Trash containers and trash should be kept in the garage or an enclosed utility shed and not visible from the street or adjacent lot. Trash and containers should not be put out ahead of the regular schedule and should not be left out after the day trash is collected.