

BAKERS LANDING TOWNHOMES HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

GENERAL: The following Rules and Regulations are designed to make living at Bakers Landing 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.

DUES: Homeowner assessments are due and payable the first of each month. Any homeowner who is in arrears for one or more months will be subject to collection by an attorney including, but not limited to, legal fees and/or a lien against their property. In addition, the Association may foreclose upon the lien if necessary to collect the assessments, late fees and legal fees due.

ALTERATION: Owners shall obtain the express written approval of the Board of Directors prior to any exterior alteration or addition to a lot or townhome, including structural modifications and improvements, plantings in front or side yard, or screens in a back yard composed of plants or structures, or both. Requests shall be submitted to the Board in writing and shall adequately describe each proposed alteration or addition.

The owner shall be notified of the Board's decision within thirty (30) days after the request is presented to the Board at a regularly scheduled meeting. The request shall be deemed approved if the Board fails to act within the required time.

PARKING: For the convenience of each member driveways have been provided for each residential unit. Parking is not allowed on the grass or in medians.

SPEED LIMIT: For safety reasons, the speed limit on any street within Bakers Landing shall be ten miles per hour. Special attention should be exercised when driving within the community to insure the safety of all residents.

FIREWOOD: At the end of the winter season, no firewood or other wood debris should be placed on, under or adjacent to decks or exteriors. It should be stacked neatly to the rear of each townhome and should NOT be stored against any wooden structure. If there are homeowners who have difficulty complying with this, please notify the board of directors and or community manager. Storing firewood does increase the risk of termite infestation. Any additional premium charged to the Association for the annual reissue of our termite protection agreement due to negligent or unsafe storage of firewood by a homeowner will be charged to that homeowner.

DAMAGE: Any damage to the exterior of any building, fence or common property shall be charged to the responsible party. Breakage of exterior glass, doors, door casing, screens and locks are the responsibility of the homeowner.

INSURANCE: The Homeowners Association does not provide insurance for the residential units. A policy specifically designed for townhouse owners is recommended.

RENTER: All renters must comply with the rules, regulations and restrictive covenants of the Association and should be properly informed of these responsibilities by the owner of the unit. Any damage done by the renters shall be charged to the respective unit homeowner.

NOISE: Being thoughtful of one's neighbors is especially important in a community such as Bakers Landing. Loud noises from television, stereo equipment, musical instruments, annoying pets and other disturbances should be avoided at all times, especially between the hours of 11 p.m. and 8 a.m. 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. The management office or Board of Directors should be contacted the next business day.

TOYS: Bicycles, skateboards, etc. should not be left in common areas or in the way of grounds maintenance.

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 responsibility of the pet owner. Pets shall be kept under the **direct** control of their owners at all times. No pet shall be allowed to run free or otherwise interfere with the comfort and convenience of any resident or their guests. These requirements are in accord with the **Raleigh City Leash Ordinance**.

MAILBOXES: Federal law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal Authorities.

HAZARDS: The discharge of firearms, fireworks or any other noisemaking or explosive device is not permitted at any time within the boundaries of the Bakers Landing Community.

COMMON AREAS: Every homeowner should protect his interest in the common area. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas.

CLOTHES LINE: Outside clothes lines are not allowed.

EXTERIOR ANTENNAS: No outside antennas of any type are allowed.

TRASH PICK-UP: Curbside trash pick-up for boxes, newspapers, etc. is provided by the City of Raleigh each Wednesday. Trash should not be placed on the curb prior to Wednesday morning. Please do not put out curbside trash on a Holiday as the city has no curbside pick-up. Regular garbage collection is provided on Mondays and Thursdays. Garbage should be placed in a container behind your unit and not left out in bags. If there are any problems with garbage pick-up, please contact the City of Raleigh at 755-6890 – Rt. # 136A.

Bakers Landing Townhomes Associations
Board of Directors

Rules Revision June 2011