

Cardinal Preserve Rules and Regulations

The below rules and regulations have been adopted by Cardinal Preserve on April 19, 2021. These rules and regulations are intended to supplement any guidelines outlined in the Cardinal Preserve Subdivision Covenants. Any home or property that would have features that may conflict with the outlined rules and regulations will be grandfathered into these policies and will not face any penalties.

Architectural Review Board:

If any homeowner would need approval from the Architectural Review Board, please contact the property management company, IRJ Property Management, at info@irjpm.com. The homeowner will receive an Architectural Change Request Form to complete and submit back to info@irjpm.com. Once the Request Form has been received, the Architectural Review Board will review the content of the request and may ask for any additional clarifying information. An IRJ Property Management representative will reach back out to the homeowner for approval or denial of the request.

Home's Exterior Appearance

Additions/Changes:

All external changes to homes/property must have approval from the Architectural Review Board before the work begins. When in doubt, submit a form or reach out to the property management company.

Children's Toys:

Children's toys should not be stored in the front yard overnight.

Clotheslines:

Visible clotheslines are not permitted in the neighborhood.

Construction/Landscape Materials, Debris, Etc:

Construction/landscape materials and debris should not be stored on any lot. Side yards are not to be used as a storage area.

Dwelling Facades:

When repairing any/all facades, materials, including vinyl siding, brick or stone masonry, windows or door structures, or the garage doors the materials used for the repair must be of the same color/style. Approval from the Architectural Review Board is required prior to any changes.

Easements:

An easement is the right to use and/or enter onto real property of another without possessing it. If an easement is on your property, it is the homeowner's responsibility to maintain the easement.

Fencing/Partitions:

Prior to fence installation, a detailed plan must be submitted to the Architectural Review Board for approval.

Acceptable fencing options include:

1. Black aluminum fence
2. Treated wood fence- Custom built
 - a. Prefabricated panels are not permissible.
 - b. Within 6 months of installation, the homeowner must clear coat, stain, or paint the fence to a color that matches the home or trim.
3. Vinyl
 - a. Must be white or a color that matches the home
 - b. Must be pressure washed annually
4. Black chain link
 - a. Allowed along the back and sides of the property
 - b. Homeowners must choose one of the above fence choices to line the front of the property. If a homeowner has a corner or roadside lot, the portion that lines the back or side should come 3 feet off the property line.
 - c. Shrubs/bushes must be planted along the fence line.

Wire fences are prohibited. All fences must be attached to the back corner of the house, must be 18 inches off of the property line (some exceptions may apply), and must be 4-6 feet tall. Double fencing or side by side fencing is not permitted. All fencing and gates must be maintained in good working order and repair as needed to maintain the structure and material. The property owner is responsible for maintaining upkeep of wood stain.

Flagpoles:

Freestanding flag poles are allowed and the only flags to be flown are the United States, NC and armed forces.

Furniture/Seating/Umbrellas/Tarps/Covers/Etc:

Outdoor lawn furniture is permitted with confines: Neutral furniture tones are desired. Sun umbrellas are permitted. No tarps are permitted. Temporary screen and unscreened gazebos and the like will need approval from the Architectural Review Board. No indoor furniture or appliances should be placed outside.

Garage doors:

Garage doors should not be modified to be enclosed, walled up. Adding sliding glass doors or replacement of other materials are not permissible.

Home Maintenance:

Homes must be maintained: power washing or cleaning of the dwellings sliding must be performed when mold, mildew, moss, algae or excessive dirt appears. Driveways should be power washed to remove oil and unnatural stains as needed. Items on the home requiring painting must be performed. Garage doors, shutters, windows, window screens, siding, roofs, gutter systems and doors must be in good repair.

Pools/Ponds/Fountains:

The construction of a swimming pool is permitted pending approval from the Architectural Review Board. All permanent pools are required to have a fenced enclosure around the pool. Garden ponds/permanent foundations may be permitted pending approval from the Architectural Review Board. Temporary kids/children's play pools are acceptable and do not need Architectural Review Board approval.

Roofing Materials:

Replacement of shingles must be of the same style and color of the existing shingles. Upgrading to architectural shingles from three-tab shingles is permissible. All roofing shingle replacements or changes must be approved by the Architectural Review Board. A metal roof is permissible and the color of the roof must match the color scheme of the home.

Satellite Dishes/Antennas:

All such devices must be approved prior to installation.

Sheds:

All storage buildings of any kind must be approved by the Architectural Review Board before construction begins and/or placed on premise. Plastic, metal, brick, resin or other non conforming materials are not permissible.

Solar Panels and Solar Devices:

Not to be viewed from the street or front of the lot. They are restricted to the back of the dwelling. No consideration will be offered to front solar systems. Professional installation is required and detailed plans are required for consideration.

Temporary structures:

Tents and canopies, erected for special occasions are permitted without Architectural Review Board approval and must be removed within 3 days of the event.

Window Unit Air Conditioners:

Window unit air conditioners are prohibited in the neighborhood.

Wiring:

Cable, phone, television, electrical or any wiring that is exposed or visible on the dwelling is not permissible. It is the homeowners responsibility to engage professionals to enclose or hide or disguise all wiring.

Lawn Care:

Flower beds should be maintained and free of grass and weeds. Removal and replacement of dead plants and flowers is expected. Residents are

expected to maintain their property to prevent overgrowth. Yard maintenance such as trimming of shrubs and trimming of fall grass from house foundation is also expected.

Decorations/Lights/Banners/Yard Art/ Etc:

All holiday decorations should be removed no later than 4 weeks after the holiday date, occasion, or event. Distractive, excessive, and inappropriate yard art/decor/fixtures, and permanent brilliant lights are prohibited. Election and garage sale signs may be temporarily placed on your lot and removed immediately after the election or sale. Yard flags and/or flags attached to the home are permissible.

Flower pots/Planters/Hanging Baskets/ Vessels/Etc:

Any flower pots, planters, hanging baskets, vessels must be maintained. Dead plants must be removed.

Gardens:

Vegetable gardens must be located wholly in the backyard. Maintenance of the garden is required. Excess debris and dead plant material must be removed at the end of the growing season. Vegetable gardens that comply with these guidelines do not require architectural review.

Side Yards:

Side yards are not considered a storage area. Grills should be stored in the garage or in the backyard.

Trellis, Racks, and other apparatus:

Any permanent vine rack or trellis rising above 4 feet must be approved by the Architectural Review Board. Temporary low trellis or racks are acceptable for short term use in gardens without approval. No vines can be grown on the side of the dwelling.

Noise:

Each resident should be respectful of others within the neighborhood. Residents should refrain from unreasonably loud and disturbing noises which should not travel to the homes of other residents. Quiet hours should be observed from 11:00 PM to 7:00 AM in conjunction with Johnston County Noise Ordinance.

Pets:

As per the covenants, no animal, livestock, or poultry of any kind shall be raised, bred, kept or allowed to remain on any lot other than the usual common household pets with the following exceptions:

1. No more than four (4) dogs may be kept by an owner/resident and any dogs that are kept shall be housed inside the home.
2. No pets shall be kept, bred, or maintained for commercial purposes.
3. Household pets must be kept and contained on the owner's property within an approved fence enclosure, to be approved in writing by the Architectural Review Board.
4. No animals shall be kept, chained, or tied to a stake of any kind.
5. No person shall keep, permit, and/or cause the keeping of any animal otherwise allowed which habitually or frequently makes such sounds, cries, or other utterances as may disturb the quiet, comfort, or repose of any person within the properties.
6. Any pet that is not on the owner's premises shall be on a leash and accompanied by a responsible person.
7. No "runs" shall be erected or permitted on the property.
8. No pot-belly pigs may be kept on any land.

Pet owners are responsible for the removal of animal waste that occurs in their yard or within the neighborhood.

Renters/Tenants:

It is the responsibility of the principal homeowner/property owner to communicate all flyers, letters, and notices to any renter/tenant in a timely manner. All renters/tenants are expected to comply with all Cardinal Preserve Rules and Regulation, Declarations, Restrictive covenants. The principal homeowner/property owner remains responsible for the landscaping, appearance, and upkeep of the physical lot, house, and buildings.

Speed Limit:

Speed should be limited to 10 mph.

Trash:

Trash and recycling receptacles should not be on the street on non-collection days. All receptacles should be returned back to the home within 48 hours of collection date.

Vehicles:

Vehicles should be parked in the driveway. Residents and visitors should avoid parking on the street unless necessary. No vehicles, RV's, boats, trailers, etc. should be parked in the yard. Short term parking, loading and unloading purposes must not exceed 24 hours unless prior approval. Vehicles should be in working condition and have current tags. Parking temporarily or permanently on the lawn is prohibited. Street parking can block access to public services such as postal service, trash collection, fire and EMS Commercial vehicles are prohibited by homeowners, residents, or tenants.

Written Notices and Fines:

If a homeowner is in violation of any of the covenants, rules, or regulations, the homeowner will receive a written notice from the property management company.

At the first written notice, the homeowner will have 10 days to comply with the contents of the notice. If the violation is not rectified, the homeowner will receive a second notice in which they will have 7 days to comply with the notice. If the violation is not rectified after the second written notice, the homeowner will receive a third notice to comply with the contents of the notice. There will be a 5 day grace period allowed at the third notice. If not rectified after the 5 days, then the homeowner will be subject to a fine of \$100 per day until the violation is rectified.

Property Management Company:

The management company, IRJ Property Management, should be emailed or called with any questions or concerns regarding the community. The email address is info@IRJPM.com