

CARRIAGE PARK HOMEOWNERS

ASSOCIATION

RULES AND REGULATIONS

September 14, 2004

CARRIAGE PARK TOWNHOMES ASSOCIATION

RULES AND REGULATIONS

I. ASSESSMENTS

Assessments (Homeowner Association dues) are due on the 1st of each month. Any assessment not paid by the 10th of each month will be subject to a \$10.00 late fee for each month the fee is not paid. Assessments can be paid in advance if desired.

II ARCHITECTURAL/GROUNDS CONTROL

No building, fence, wall or other structure shall be constructed, erected or maintained upon the Properties, nor shall any bush or tree be planted, nor shall any exterior addition or change or alteration thereon be made unless the written notification by owner showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to the Architectural Control Committee for review and approval. The Committee shall review and consider the proposed addition, change, or alteration for harmony of location and external design (such as style, shape, color, and size) in relation to surrounding structures and topography. Approval must be expressly granted in writing by the Board of Directors.

Any storm door for the front and rear shall be a "full view" door with a 12 inch or less bottom kick plate. The door shall have one pane of clear glass with no design and no crossbars or one full view screen that may have a single support bar across the center. The storm door must be white. Rear and side storm doors currently in use on the effective date of these rules shall be considered acceptable; however, any rear or side door erected after the effective date of these rules shall meet the same standard as the front storm door.

The Architectural Control Committee shall be appointed by the Board

at the first meeting of each year. Members shall serve for a one-year term and may be reappointed at the desire of the Board.

OUTDOOR AREAS, DECKS, AND PORCHES

All properties shall be kept in a way that is not unsightly. The storage of recycling materials and other garbage on patios, decks and porches shall be prohibited with the exception of the recycling bin provided by the city. Coverings that have no ventilation such as indoor-outdoor carpet shall not be permitted on unprotected porches or decks.

Pots, planters, bird feeders, birdbaths, benches, and other obstructions to lawn maintenance (other than those in place on the effective date of these rules) shall not be placed or erected in areas maintained by the Association.

One United States of America, State of North Carolina, holiday, seasonal, or school logo flag may be flown. Any other flag must have written permission from the Board to be displayed. Any damage resulting from improper installation of brackets must be repaired at the homeowner's expense.

III. DAMAGES

Any owner damaging common property is responsible for repairs and is subject to fines. Owners are responsible for any damage caused by their renters or guests to the common property. The costs of collection including interest and attorney fees are also recoverable by the Board.

IV. WINDOWS/WINDOW COVERINGS

Any changes to exterior windows must have written permission from the Architectural Control Committee. Blankets, sheets, towels and other types of makeshift window coverings are considered only as temporary. The Board recommends they be removed within three weeks after resident has taken ownership of the unit and replaced with drapes, curtains, blinds or shutters in neutral color.

V. OUTSIDE LIGHTING

Carriage Park owners are responsible for replacing light bulbs in the

exterior light fixtures. Any exterior lighting fixture that an owner can turn on/off must be maintained by the owner. The Architectural Control Committee must approve replacement or additional exterior lighting fixtures in writing.

VI. EXTERIOR PLANTS AND IVY

Ivy and other vines on the exterior surface of the unit are not allowed. Owners who desire to have plants must keep them in pots away from all building surfaces such as walls, windows, frames, porch posts and railings. If the owner fails to keep them away from buildings, the Association will remove the plants, and the owner will be charged for the work. The costs of collection including interest and attorney fees are also recoverable by the Board. Hanging baskets of plants may be allowed if they are kept attractive and do not damage the exterior of the townhome.

VII. GARDENS

Any vegetable garden in existence on the effective date of these rules may remain as long as it is kept neat and well maintained. No new vegetable garden may be created without approval by the Architectural Control Committee.

VIII. SPEED LIMIT

The speed limit within Carriage Park shall be 15 mph.

IX. PARKING

Units with garages will be assigned one parking space. Units without garages will be assigned two parking spaces. No vehicles other than passenger vehicles may be parked in parking spaces. An owner with more than two cars per household shall park any additional vehicles in the visitors' spaces. In the event the Board receives complaints from owners concerning parking, the Board shall decide if the additional vehicle (s) are allowed. No vehicles described below shall be stored, allowed to remain, or be parked in the areas unless approved by the Board in writing—

1. Boats and/or trailers
2. Recreational vehicles such as campers, motor homes, etc
3. Moving trailer, utility trailers and cookers.
4. Unlicensed, abandoned, or disabled vehicles
5. Step vans and custom vans that are not primary transportation
6. Commercial vehicles larger than one ton, except while conducting business at Carriage Park Townhomes.

X. GARBAGE/TRASH DISPOSAL

Garbage should be placed in plastic bags before placing in the garbage cans provided by the city. The garbage cans should be kept behind the units or in the designated area. The garbage cans should be wheeled out to the corner of Page and Jones Streets.

Any item placed on the curb and not picked up on a specified day should be removed from the curb and put out again at the next scheduled pickup. If the Association has to remove any items left on the common area, the responsible owner will be charged for the cost of removal.

Trash cans, recycling containers and curbside pickup items shall not be put out more than 24 hours in advance of scheduled pickup by the city. The owner shall retrieve empty trash or recycling containers before dawn of the day following the day of pickup.

Recycling containers should be kept at the townhome at other times.

XI. PETS

Pets must be kept in accordance with the Town of Clayton ordinance on animals. Any damage or animal waste caused by a pet in control or in the possession of an owner must be repaired or cleaned up by the owner. If the owner does not repair the damage or clean up the waste, the Board shall have the damage repaired or the waste cleaned up and the costs shall be charged to the owner. The costs of collection including interest and attorney fees are also recoverable by the Board.

XII. NOISE

Intrusively loud noise should be avoided at all times. Quiet period shall exist from 11:00 pm until 8:00 am without regard to day, holiday, or event. Any owner not following such rule of quiet period will be subject to appropriate action and fines.

XIII. HAZARDS

The discharge of firearms, fireworks or any other noisemaking or explosive device is not permitted at any time within Carriage Park Townhome community.

XIV. CHILDREN

Reasonable supervision of children by a responsible adult should be exercised at all times.

XV. NO SOLICITING

Any solicitor shall be informed that there is no soliciting in our community.

XVI. SIGNS

For Sale and For Rent signs are permitted. Only one sign per unit is allowed and must be placed on the owner's property. Any sign used shall be standard real estate size (5 square feet). No other signs are permitted such as political announcements. No holes shall be dug to install a sign in the grass or natural area.

XVII. YARD SALES

The Board may authorize quarterly yard sales on specific dates in Carriage Park Townhomes.

XVIII. CLOTHESLINES

Outside clotheslines are not permitted within Carriage Park.

XIX. CRAWL SPACE/ AREAS UNDER DECKS/

The crawl space maintenance and repair is the responsibility of the owner. Untreated wood, building material, and similar debris shall not be stored in the crawl space or under decks or porches.

XX. ENFORCEMENT OF THE RULES AND REGULATIONS

To preserve the integrity of every homeowner's investment it may become necessary for the Board or its committees to enforce Association covenants and these Rules.

The Board of Carriage Park Townhomes Association may, at any duly held meeting, make changes or additions to these Rules and Regulations.

November 1998

Amended April 2003 by the Board of Directors, Carriage Park Townhomes Association

Amended September 14, 2004, by the Board of Directors, Carriage Park Townhomes Association