

**RUTLEDGE LANDING HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

- 1. GENERAL:** The following rules and regulations are designed to make living at Rutledge 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.
- 2. DUES:** Annual Homeowner dues are due and payable the first day of January of each year, and are considered delinquent after January 31. Any homeowner who is in arrears will be subject to a judgment against them in Wake County Court.
- 3. ALTERATIONS:** Before *any* exterior alterations or additions (such as fences, room additions, storage buildings, tree removal, yard art), an architectural request form must be submitted to the Board of Directors for approval. The Board, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted. Violators will be subject to a fine of \$50.00 per week.
- 4 PARKING:** Outdoor storage or parking of any campers, RV's, boats, trailers, or vehicles that are not in operating condition both mechanically (no flat tires, severe body damage, etc.), and/or legally (expired or no license plates and/or inspection) is prohibited. Motor vehicles may not be parked on the street for more than (1) one twenty-four (24) hour period during a (30) day period. The parking of motor vehicles on the grass/yard area of any lot is prohibited.
- 5. AUTOMOBILE REPAIRS:** No motor vehicles may be parked or stored on any Lot or any of the subdivision streets while on jacks or while being repaired.
- 6. SPEED LIMIT:** Special attention should be exercised when driving within the community to insure the safety of all residents. Report speeders to the local Wake County Sheriff Department.
- 7. 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.
- 8. NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Rutledge Landing. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11pm and 8am. 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 a member of the Board of Directors should be contacted the next business day.
- 9. RENTERS:** All renters must comply with the rules, regulations, and by-laws of the Association and should be informed of these rules and restrictions by the owner of the unit. Owners of rental units will be fined for tenant violations.
- 10. SIGNS:** Only standard size "For Sale or "For Rent" signs are allowed on the property and only one sign per home is permitted.
- 11. PETS:** All pets must be kept under the direct control of its owner at all times by fence, leash, or harness. Pet owners are required to clean up after their pets in the Common Areas and property of neighboring yards. The restrictive covenants state that no pitbulls or Rottweilers are permitted. Wake County Animal Control should be contact for animal violations 919-856-6911. **No livestock or poultry of any kind shall be kept on any Lot or any dwelling.**
- 12. DWELLINGS:** Each home shall be used for residential purposes only and shall be occupied by no more than two people per bedroom. Curtains and blinds in windows are acceptable but SHEETS are NOT ALLOWED.
- 13. MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. Please keep your mailbox clean from mildew and in good condition.
- 14. HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time within the boundaries of Rutledge Landing. Report violators to the Wake County Sheriff Department.
- 15. 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.
- 16. YARDS AND LAWNS:** Grass shall be mowed every week, especially during growing season. Flowerbeds should be kept free of weeds. No plastic flowers or yard art visible from the street is permitted without prior consent from the Committee. Basketball goals and other play equipment are not allowed in the front yards or on the street. Clotheslines and hanging of clothes outside is never permitted.
- 17. WINDOW COVERINGS:** Window coverings must be neat and orderly. No partials or torn/broken window coverings are allowed. Sheets/towels are not allowed to be used as window coverings.

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18. SATELLITE DISHES: Dishes and/or antennae shall not be placed on the exterior front wall or on any sidewalls within (20) twenty feet from the front wall. Exterior dishes and receivers over (18) eighteen inches in circumference are not permitted.

19. APPEARANCE: Lots should be kept free and clear of trash, clutter, and toys. Lots include yards (front, back, sides) and porches. Houses should be pressure washed in order to keep siding free of mildew, dirt, and grime.

20. GARBAGE CONTAINERS: Garbage containers shall be stored in the rear of the home, out of sight from the street. All garbage for each home shall be placed in the can and rolled to the curb on the day designated as garbage pickup day. Once the garbage has been picked up, owners must return their individual cans to the rear area by sunset the day after the garbage has been picked up. Failure by an owner to return their garbage can to the rear of the home may result in a daily fine until the can is placed back in the rear of the home. Trash containers are not allowed to be kept in the front or on the side of the homes.

21. VIOLATIONS: Violators of these Rules and Regulations and/or the Declaration of Covenants, Conditions, and Restrictions for Rutledge Landing will be subject to a fine.