

Addendum to the By-laws and
Covenants

PICKETT PARK HOMEOWNERS
ASSOCIATION

RULES AND REGULATIONS (as
approved and adopted on January 1st,
2020)

INTRODUCTION: The purpose of these regulations is to establish standards, which will enhance the quality of life at Pickett Park and maintain the beauty and value of the properties. By purchasing a residence in Pickett Park, the homeowner has agreed to abide by the Covenants and By laws of the Homeowners' Association. It must be assumed that every owner has read these documents and accepted them. It must also be assumed the owners will pass on copies of these documents to tenants or others living in their properties. **It is the responsibility of the owners to see that their tenants, if any, observe the rules and regulations. The Homeowners' Association will hold the respective owners responsible for adherence to the terms of these documents, including those detailed in this document of Rules and Regulations.**

ARCHITECTURAL CHANGE REVIEW: No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives

appointed by the Board. All such requests should be sent to the Property Manager for progression with the Architectural Control Committee. The Architectural Committee's review and recommendations will be sent to the PPHOA Board for final approval. The Property Manager will notify the requester of the outcome.

1 of
4

DOGS: All residents must observe the leash law of Durham, NC. This means that no dog is to be allowed off its owner's property unless it is on a leash. Homeowners and residents who repeatedly violate the leash law will be reported to the Animal Control Office which will either fine the owner or remove the offending dog, or both. In addition, every dog owner is responsible for picking up and removing feces his/ her dog drops anywhere within the Pickett Park Town Homes property. This includes the lawns of all residence, the grassy areas near the streets in the common areas, the sidewalks and streets. Homeowners whose residents do not pick up animal litter will be assessed clean-up costs.

LATE PAYMENT OF DUES, ASSESSMENTS AND OTHER CHARGES: The Declaration of Covenants specifies that "any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of (8.0%) percent per annum, plus a one-time late payment penalty of ten (\$10) Dollars.

LAWN CARE Planting by Residents: All residents are allowed and encouraged to plant annuals and perennials around their houses. The planting of larger plants, such as shrubs and trees, must not interfere with water runoff or access to grass in common areas for mowing. The property manager must receive advance written notification of intent to plant with details of what will be planted and where. Residents must comply with requirements of the city prior to digging.

Removal of Dead and Diseased Shrubs and Trees: Residents should inform the Property Manager when they see a dead or diseased shrub or tree. If it is

one installed by the Developer or Homeowners' Association, the Homeowners' Association will pay for its removal. If the damage was caused by neglect or by actions of the resident, the cost will be billed to the homeowner.

***Retaining walls and fences-** In order to avoid damage or deterioration to retaining walls and fences, growing or placing anything against or within close proximity is prohibited. Examples include vining plants, shrubs, trees, structures, wood piles, or other materials. Repair of any damage attributable to owner or tenant will be repaired at owner's expense.

NOISE AND OFFENSIVE ACTIVITIES

Residents must respect the rights of their neighbors to peace and quiet. Noise from one property should never be so loud as to disturb neighbors. PPHOA requests that night restrictions begin to be honored at 10:30 P.M. to permit those who must get up early to go to work to obtain an adequate night's sleep. If there is a noise disturbance, residents are encouraged to politely request offenders to reduce the noise. When this is not done, residents should phone the police (911), giving their name and address as well as the address from which the offending noise is coming. After the police have received complaints on 3 separate occasions, the Homeowners' Association may initiate legal action against the homeowner. 2 of 4

PARKING OF MOTOR VEHICLES

1. Number of Parking Spaces: Each of the 51 townhouses is entitled to exclusive use of the 2 spaces immediately in front of each unit. Other vehicles must be parked in guest parking.

***Parking vehicles in Guest Parking Areas-** Vehicle must have a current license tag and registration sticker affixed and must be operational. Vehicles may not remain in the same guest parking spot for more than 30 consecutive days (except as noted below). Vehicles not meeting these requirements are subject to towing by the board of directors or management company of the association, at the vehicle owner's expense.

***Vacating Guest Parking and Driveways under special circumstances-** Should guest parking areas or driveways need to be vacated for any reason (

examples: repaving, maintenance, weather), the board will provide notice and vehicles must be removed in accordance with that notice. Any vehicle not removed in accordance with the notice will be towed by the board or directors or management company of the association at the vehicle owner's expense.

2. Type of Vehicles: Consistent with the Covenants, the parking of commercial vehicles, storage containers (PODS), trailers, boats, motor homes and recreational vehicles is prohibited. This prohibition includes parking on the street or in the driveways. Commercial trucks may park here only while making deliveries or providing services to residences.

Prohibited Parking: Do not park or allow a guest to park in someone else's driveway or block access to any driveway or walkway of residences. Vehicles must not be parked on a lawn, sidewalk or street. Vehicles violating the restrictions listed here should be reported to the management agency. PPHOA will attempt to notify the offender to stop the illegal parking. If repeated, the PPHOA may have the vehicle towed at the owner's expense.

PROPERTY DAMAGE

Homeowners are responsible for damage they, their tenants or their guests cause to property of other residents or the common areas. The cost of repairing such damage will be passed on to the offending homeowner. Legal action will be taken if the cost for repair of the damages is not paid promptly. Homeowners are also responsible to ensure the visible appearances of their units from the outside. This includes but is not limited to broken blinds, window treatments, damaged or bent screens or broken windows. Homeowners are responsible for reporting any internal structural damages from suspect exterior causes in a timely manner. Any delay in reporting such damage that requires structural repair will be the responsibility of the homeowner vs. PPHOA.

RESIDENTIAL COMMUNITY

Signs: No signs of any kind, except those advertising an individual home "For Sale" or "For Rent", shall be displayed for public view in and about the premises. Only the typical realtor metal signs shall be allowed and these shall only be placed in front of the property for sale. No signs shall be attached to the buildings.

Operation of Motor Vehicles: For the safety of our residents, driving slowly (15 mph) is expected in Pickett Park. Residents should report offenders to the management agency (make, model, license number) who will notify them. Repeat offenders may be fined by PPHOA.

3 of

4

TRASH COLLECTION AND RECYCLING

Dumpsters: PPHOA contracts for the two dumpsters and collection. Residents must put all trash (non-recyclables) INSIDE the dumpsters provided. There is no pick-up of items left outside the dumpsters. Residents who leave ANY trash outside of the dumpsters will be fined to cover the additional cost of clean-up.

Recycle Carts: The city of Durham provides recycle carts to our residents and collection of recyclables at NO charge to the PPHOA to support resident compliance with Durham recycling laws. (Note: Bins are no longer emptied by the city...only carts.) The contents of these containers must be in accordance with the City of Durham Regulations. The city's website has more information about these laws, what can be placed in the recycle carts, and pick-up schedules. Except on the day of recyclable materials pickup, the recycle carts must be stored inside garages, in back of the house or where it is not visible from the street. They may be placed on the curbside no earlier than 4:00 P.M. of the day before a scheduled morning collection and should be removed from the curbs on the day they are emptied by 7:00 P.M. Residents who leave recycle carts visible will be warned by the PPHOA and may be fined.

Trash in the Yards: Homeowners are responsible for keeping their yard, front porch and sidewalks free of all bottles and trash. Containers such as coolers should be kept in the garage or elsewhere inside the house. When this is not done, the Homeowners' Association will arrange to have the area cleaned and bill the homeowner \$50 for first occurrence. Subsequent occurrences will be charged a \$250 fee for trash removal. 1. Newspapers: The homeowners are responsible for picking up newspapers delivered to their residences, whether the papers are subscribed to or not.

2. Improper Storage: No trash, rubbish, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot outside of an enclosed structure. Improper storage of such items may result in a \$5.00 per day fine imposed by the Association.

NOTE

These rules and regulations were reviewed and approved at the 2019 Annual Meeting. Homeowners are encouraged to submit ideas for additions/revisions at any time to the Property Manager (jennifer@casnc.com). These will be considered by the PPHOA Board and updates may be made annually.