

Village Green Townhomes

c/o Charleston Management Corp., PO Box 97243, Raleigh, NC, 27624

Ph: 919-847-3003 Fax: 919-848-1548 Email info@charlestonmanagement.com

VILLAGE GREEN PROPERTY APPEARANCE REGULATIONS

In order to protect property values and the desirability of living in Village Green, the Board of Directors has adopted the following rules and regulations.

1. Outdoor furniture, toys, bicycles and lawn equipment are not permitted to be stored in the front yards or the common area. Such items may be in front yards while being used, especially bicycles and toys. Hose holders are allowed if they are hidden by shrubs. Hoses on the ground need to be hidden and not visible from the street. Do not attach hose holders to building or siding.
2. One acceptable sign is allowed on the owner's property. Signs must not exceed 36" by 25". Use of these signs is limited to:
 - 2.1. Sale or rental of property.
 - 2.2. Moving in/out sales or yard sales
 - 2.3. Political signs
3. Small antennas and satellite dishes must not be visible from the front of the building. Individual homeowners are responsible for any damage caused by installation or removal of an antenna or satellite dish, and the maintenance of the device and the roof or fence on which it is mounted.
4. Nothing is to be attached to the siding at any time.
5. Yard ornaments are not allowed except within the confines of the backyard (within the fence). This includes statuary, birdhouses, birdbaths, wind chimes, plastic or metal or stone animals, gazing balls, etc.
6. The professionally-designed landscaping plan, adopted in 2006 and implemented via grants from the Town of Cary, permits the following edging in the front yard areas:
 - 6.1.1. Edging or borders around flower beds by buildings, but not around trees or light poles in front of homes.
 - 6.1.2. Permissible edging (if used) should be red, scalloped bricks, of the type available from home improvement companies. See example below:

straight or curved red, scalloped bricks 
7. Individuals may not install fencing of any kind.
8. *Town of Cary recycling boxes or large wheeled carts should be put out after 6:00PM the night prior to pick up and brought back into the home or back yard the evening of the pick-up.*
 - 8.1. *Miscellaneous items placed at the curb for pickup should be placed after 6:00 PM the night before trash pickup is scheduled.*
9. Except for pick-up days, trashcans must be inside the back fence. No trash enclosures outside the yard fence are approved. Use of an enclosure is considered to be a Variance. See Variances and Penalties, below.
10. Seasonal decorations are allowed from Thanksgiving until January 10th. Lights may be placed on doorways, shrubs and light posts. Lights may not be attached to the roof or the siding.

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11. Homeowners may display a flag or wreath. The flag must be in good condition and not be offensive.
12. Stickers and decals necessary to protect the resident's or pet's health are acceptable. All others are prohibited.
13. The following items require prior approval by the Board, including but not limited to the following:
 - 13.1. Lattice work
 - 13.2. Dog shelters
 - 13.3. Storage sheds
 - 13.4. Room additions
 - 13.5. Outdoor painting
 - 13.6. Hot tubs
 - 13.7. Deck modifications or replacements
 - 13.8. Propane tanks
 - 13.9. Auxiliary lighting (sidewalk, back porch floodlights, etc.)
14. Any items, not specifically allowed, are prohibited in the front yards and common areas.

These rules and regulations apply to tenants and guests as well as homeowners. It is the responsibility of the homeowners to inform each tenant or guest of these rules and regulations. Should there be an infraction by a tenant or guest, the owner will be assessed the penalty.

Variances and Penalties:

15. Management or Board will notify a homeowner of variance.
 - 15.1. If not corrected within 30 days, a second notice will be sent. This will notify a homeowner that failure to correct the variance may result in a fine of \$25.00 plus any cost incurred to correct the variance.
 - 15.2. If the variance has not been corrected within 30 days, Village Green HOA convene a hearing with the homeowner or tenant to discuss a suitable remedy. If no remedy is agreed upon, the Village Green HOA will correct the variance and assess the homeowner the \$25.00 fine and any costs incurred.

These rules are adopted and are effective October, 2009.

Brian Pinder, President, Village Green Homeowners Association