

**SECTION FOUR**

**Guidelines for Living at LakeRidge**

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## **Grounds Overview**

Although most exterior modifications are addressed in previous sections, several alterations overlap into exterior grounds activities that homeowners and tenants may choose to initiate. Therefore, information and regulations essential to both homeowners and tenants are included in Section IV.

### **MODIFICATIONS AND MAINTENANCE**

1. The owner must apply to the Architectural Control Committee for its approval *prior* to initiating any exterior modifications. (Refer to Section II.)
2. Modifications must be professionally constructed with durable materials.
3. Modifications may not impede access for anyone with authorized business on the lot.
4. Modifications may not create a potential additional expense for the Association.
5. Modifications may not encroach on common ground.
6. Modifications must be in scale and proportion with the surrounding property and structures.
7. The expense of maintenance of any modifications is the responsibility of the owner and subsequent purchasers of the unit.
8. Every effort will be made by the ACC to assure any modifications conform and harmonize with the architectural and landscape character and quality of the LakeRidge community.

### **FLAGS**

Decorative flags of any kind may not be displayed on or from the exterior of any building, yard or common area in LakeRidge. Only the flag of the United States of America may be flown and displayed.

Freestanding, ground anchored flagstaffs are not permitted. Flag brackets may be mounted on any exterior wall of the townhouse. The flag bracket must be placed at a level so the flag does not touch the ground and so the flagstaff does not impede or endanger passersby.

### **“FOR SALE” OR “FOR LEASE” SIGNS**

1. Signs may not be placed in any common area.
2. Signs must be placed on the unit property only within the pine-straw areas so as not to interfere with lawn mowing and maintenance.
3. Realty signs must be removed no later than seven calendar days after the house has been sold and escrow closed.

### **HOLIDAY LIGHTING**

Association restrictions on exterior and landscape display lighting are **suspended annually from Thanksgiving Day until January 15** the following year, as long as the decorative lighting:

- Does not endanger, or unreasonably disturb or inconvenience Association residents
- Does not interfere with the operations of the landscaping crew
- Is removed from the exterior premises in its entirety by January 15

**HOT TUBS**

Installation or use of a hot tub outside of any townhouse or on the unenclosed rear patio concrete slab is prohibited.

**LANDSCAPING AND PLANTING**

Written approval from the ACC is required *prior to*:

- Planting any vegetation other than flowers in existing, defined pine-straw areas.
- Placing lawn accessories on the grounds outside of pine-straw areas.
- Planting climbing plants, such as ivy.

Residents are responsible for the maintenance of any plantings they undertake including weeding, trimming, and proper removal and disposal of dead vegetation.

Residents are responsible for the cost of repairs for damage caused by their plantings to common areas and neighbors' properties.

**MATERIALS, PAINTING AND COLORS**

Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.

The Association, not by the individual owners, maintains exterior painting of all units in LakeRidge. The exterior paint colors shall not be changed from the original colors, Duron exterior gloss white and Duron exterior satin Antique Ivory. Painting shall be performed as set forth by the Board of Directors.

**PET CONTROL "INVISIBLE" FENCING**

"Invisible" electrical fencing is permitted but must receive ACC approval. The fencing system must meet the following specifications:

1. The electrical antenna system must be adequately buried;
2. The system must not extend beyond the owner's property lines and must not encroach into common areas;
3. Marker flags must be removed within forty-five (45) days;
4. Marker flags must be removed on days during lawn mowing, seeding or fertilizing; and
5. The pet owner must comply with all other Association and Town of Cary pet rules.

**PLAY EQUIPMENT**

Preston Village, the Master Association, provides a recreational area that is available to owners and residents of LakeRidge. Therefore, permanent play equipment is not allowed on any lot.

- Play equipment is prohibited in the common areas.
- Basketball hoops, backboards and other sport goals are prohibited.

Non-permanent play equipment is allowed on the owner's rear property as long as it:

1. Does not interfere with exterior maintenance and lawn mowing;
2. Is not left on the lawn or grass for more than forty-eight hours; and
3. Is in good condition.

Items such as bicycles and toys must be removed from front and rear (and side) yards, walks, entries and patios when the items are not in use.

Residents are responsible for keeping non-permanent play equipment out of the way of landscaping and maintenance crews, and for repairing any damages caused to grounds or structures by any such play equipment.

**SATELLITE DISHES****ALL SATELLITE DISHES AND ANTENNAS MUST HAVE *PRIOR* ACC APPROVAL.**

Owners must provide written notice to the ACC *before* installation of an exterior satellite dish. A satellite dish may be located on any lot provided that it meets the following requirements:

1. The satellite dish shall be one meter (39.37 inches) or less in diameter.
2. The satellite dish may **not** be located on any roof.
3. The satellite dish may be mounted on the back or on the side of the owner's townhome, but shall not be mounted on the front.
4. The satellite dish and connecting wires shall be as inconspicuous as possible from public view.
5. All mounting fasteners shall be adequately sealed against water intrusion.
6. These guidelines do not waive more stringent Town of Cary requirements or any required Town of Cary permits.

**SCREENS, PATIOS, AND PLANTERS**

Any screen, changes to existing patios, or permanently positioned planter requires written approval from the ACC *before* installation.

**SIGNS**

1. Residents may not place signs, including directional ones, along the streets or at the entrances to the LakeRidge subdivision.
2. No sign may be attached directly to the outside wall of the buildings, or to any plant, tree, or mail kiosk.

## **Grounds and Building Guidelines**

As with the ACC guidelines, regulations and procedures for the grounds were developed with the goal of allowing as much individual decision-making and the least amount of intrusion as possible within a framework of consistency that would maintain and increase our property values. Many sensitive issues, such as parking and pets, were reviewed. The Board of Directors adopted regulations after careful deliberation. The Grounds Committee makes routine inspections of the common areas and the exterior elements of all units and reports to the Board of Directors of any deficiencies in landscaping and exterior surface elements.

### **ANIMALS AND PETS**

1. All residents must adhere to the following Town of Cary rules regarding pets:
  - Animals must be restrained at all times when not in the townhome.
  - Dogs and cats over four months old must be inoculated against rabies.
  - Any person owning or in charge of any dog/cat must immediately remove and properly dispose of feces deposited by the dog/cat.
  - Female dogs in heat must be confined inside the resident's unit.
  - Public nuisance animals are prohibited.  
A public nuisance animal is one that:
    - Is repeatedly at large
    - Damages the property, including plants, of anyone other than the owner
    - Is vicious
    - Causes fouling of the air from odors
    - By virtue of the number or type, is offensive or dangerous to the public's health, safety, or welfare
    - Makes disturbing noise
    - Is diseased or dangerous to the public's health
    - Causes unsanitary conditions of enclosures or surroundings
2. Animals may be left outside only with **ALL THREE** of the following conditions:
  - The animal must be under restraint
  - The animal must be on the owner's property
  - The person responsible for the animal must be at home and supervising the animal
3. Doghouse or exterior pet pens are not permitted under any circumstances. Only indoor pets are allowed.
4. The owner of the unit in which an animal resides or is visiting is responsible for the cost of repairing any damage caused to the unit and/or the Association by the animal.

### **CLOTHESLINES**

Exterior clotheslines are prohibited.

### **COMMERCIAL AND PRIVATE SOLICITING**

Soliciting of any kind within LakeRidge is prohibited.

**GARBAGE, TRASH AND RECYCLABLE MATERIALS**

1. Garbage containers should have self-locking lids.
2. All garbage, trash and recyclable materials must be secured and kept inside containers or plastic bags when placed at the curb for collection.
3. Garbage and recycling containers must be stored only within garages.
4. Garbage and recycling containers should be placed at the curb no earlier than 6 P.M. on the evening before scheduled collection.
5. Garbage and recycling containers, if trash and recyclable materials have not been collected, must be removed from the exterior before 8 P.M. on the day collection was scheduled.
6. Disposal of kitty litter or any other garbage, trash or debris is not permitted anywhere in LakeRidge or its common areas.

**GRILLS**

1. Cooking grills must be kept at least 2 feet from the building when placed on the rear patio.
2. Cooking grills must not be used underneath overhangs.

**NOISE****The following are *prohibited* within LakeRidge:**

1. Sounding of a horn or any other device on any vehicle except as a danger signal.
2. Playing any musical instrument, radio, television, phonograph, or stereo in a manner that disturbs the quiet or comfort of any person in any neighboring unit(s).
3. Operating any motor vehicle without a properly functioning muffler or other noise-diminishing device, which will effectively prevent loud or explosive noise.
4. Firing or discharging firearms for the purpose of making noise.
5. The discharge of fireworks.
6. Keeping any animal that makes noise that disturbs the quiet or comfort of any person.
7. Any other activity that disturbs the quiet or comfort of any person(s).

**OCCUPANCY OF UNITS**

1. Each unit may be occupied by the owner(s) and his or her family, rented to one family (per unit), or leased to a maximum of two unrelated individuals whose names are recorded on a single lease.
2. Owners who occupy their units may not lease or rent any part of their unit to others.
3. Units may not be remodeled to create separate apartments with private entrances.

**YARDS, WALKS, ENTRIES AND PATIOS**

1. Residents are responsible for keeping their front, rear (or side) yards, walks, entries and patios free of trash and litter.
2. Front, rear (or side) yards, porches and patios must not be used as storage areas for boxes, tools, building supplies and other items that are not usually associated with these areas.

## **Parking Regulations**

### **NO ASSIGNED PARKING**

1. There is no assigned parking within LakeRidge.
2. Residents are encouraged to park vehicles in their own garages and/or driveways.
3. Residents may temporarily park their passenger vehicles only in common parking areas.

### **AREAS OF PROHIBITED PARKING**

Parking is not permitted by anyone in the following areas:

1. On grassed areas (to prevent damage to sprinkler system and landscaping).
2. On streets (to prevent obstruction to emergency and other vehicles).
3. Within ten feet of a fire hydrant.
4. On any portion of a walkway or sidewalk.
5. Blocking access to a mail kiosk.

### **PARKING FOR NON-RESIDENTS**

1. Parking by non-residents is permitted only while visiting residents.
2. Residents are responsible for ensuring that guests adhere to parking regulations.

### **BOATS, CAMPERS, TRAILERS, LIMOUSINES AND LARGE VEHICLES**

The exterior parking of boats, campers, trailers, limousines, and oversized vehicles is prohibited in LakeRidge.

### **INOPERABLE OR UNREGISTERED MOTOR VEHICLES**

1. Inoperable or unregistered motor vehicles and motor vehicles not displaying current license plates may not be driven or parked within LakeRidge and common parking areas.
2. Inoperable or unregistered motor vehicles will be towed at the owner's expense.

## **Vehicle Regulations**

### **VEHICLES NOT REQUIRING LICENSES**

Operation of motorized vehicles that do not require licensing is not permitted within LakeRidge. Golf carts of residents and landscaping equipment are excepted.

### **AREAS WHERE OPERATION IS PROHIBITED**

Operation of any vehicle, with the exception of maintenance vehicles authorized by the Association, is not permitted on LakeRidge's lawns, sidewalks, walking paths, common or wooded areas without the *prior* authorization of the Board of Directors.

### **REPAIR OF VEHICLES**

1. Only minor and emergency repairs to vehicles are allowed on the premises.
2. Once initiated, repairs must be reasonably completed within forty-eight hours.
3. Owners are responsible for the cost of repairing any damages to common areas caused by vehicle repair work.

### **SPEED LIMIT**

The maximum speed limit within LakeRidge is 25 miles per hour.