

# Hunters Creek Homeowners Association

3714 Benson Drive  
Suite 200  
Raleigh, NC. 27509  
919-790-8000 Tel.  
919-790-5824 Fax

Hunters Creek  
Rules & Regulations  
February 2002

Approved by the Board of Directors of Hunters Creek Homeowners Association in February 2002, in accordance with the Bylaws, Article VII, Section 1; assigning the Board of Directors the powers and duties to manage the business and affairs of the Association and adopt and publish Rules & Regulations.

## APPEARANCE POLICY

The Declaration of Covenants does not contain any information relating to this area of concern. As such the Board resolutions regarding the appearance of the community are as follows:

Any alteration to the exterior of the home or yard must receive architectural approval before the change is begun. Contact the management company to obtain the proper form. Once the completed form and required documentation are received, the Architectural Committee / Board has 30 days to respond to your request. Approval does not imply city codes will be met and all proper permits must be received before work begins.

Alterations made without approval may have to be restored to the original condition upon request of the Board. If owner does not make restoration, the Board has the power to restore the property to its original condition at the expense of the owner. This expense will be assessed to the owner's account and must be paid within 30 days or the standard collection policy will be enforced.

Firewood must be stored within the confines of the residents' rear yard only. It may not be stored in common areas. To prevent termite infestation, firewood may not be stacked against retaining walls, fences, or buildings.

All signs must be contained within the property of each home. This includes, but is not limited to, political, directions, yard sale, or for rent signs. There is a limit of one sign per home. No signs are permitted on common areas or yards which might cause interference with grounds maintenance. Only Hunters Creek TOA information signs and notices are permitted on or around mailboxes. All other commercial or personal signs will be removed immediately.

Yard ornaments, statues, basketball goals, and additional landscaping must have ARC approval before installation.

Owners/tenants may not use the front areas of their homes for storage. Interior furniture and appliances, grills, trash cans and litter may not be stored on porches, parking areas or in any unsightly

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manner that would diminish the appearance (attractiveness) or value of the property and community. Items stored behind units or in rear areas shall present an organized and neat appearance.

Construction debris, household objects, discarded Christmas trees, discarded furniture, dead plants, oil pans and misc. items may not be left on the common area grounds, driveways, decks, patios, or landscaping.

Window(s), storm door(s) or screen(s) that are broken, off track or in disrepair must be replaced or repaired at property owner's expense.

Unwanted mail, newspapers, flyers, advertising, etc. must not be left at the mailboxes; it must be discarded along with your personal trash.

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## NUISANCE POLICY

Article VIII, Section 3. Nuisance, of the Covenants reads:

No noxious or offensive activity shall be conducted upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Board resolutions regarding nuisance are as follows:

All city, county, state and federal regulations, codes and ordinances will be followed. The Raleigh noise ordinances apply to this association and they will be enforced by the Raleigh Police Department.

All outdoor gatherings must end by 11:30. Authorities will be called if guests do not leave immediately after the function.

Mingling in the parking lot, outside the unit, on common area or in the street during or after the function is not allowed.

All noise must cease by 11:30 pm.

All children under the age of 16 must be supervised at all times by a responsible adult.

All furniture, party supplies, food, trash etc. outside the unit must be cleaned up before 7:00 am the day following the party / function.

Yelling, screaming, any and all loud or inappropriate noises will not be tolerated.

Fire arms are not allowed.

Fireworks are not allowed.

Under no circumstances is alcohol to be served to persons less than 21 years of age.

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Alcohol may not be sold on the premises, and must not be provided to anyone appearing to be impaired.

Guests must follow the parking guidelines as set forth by the Board of Directors.

If requested repairs, clean up or corrective actions, are not made by the owner, such repairs may be made by the Association and assessed to the owners account without further notice.

## NON COMPLIANCE

ANY UNIT OWNER OR RESIDENT IS ENCOURAGED TO CONTACT THE RALEIGH POLICE DEPARTMENT TO REPORT PARTY / FUNCTION FOR VIOLATIONS OF ORDINANCES, RULES AND REGULATIONS PERTAINING TO A NUISANCE. TO FILE A COMPLAINT, YOU MUST GET A COPY OF THE POLICE REPORT AND PROVIDE IT TO MANAGEMENT.

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## PARKING RULES POLICY

Article II, Section 3. Parking Rights, of the Covenants reads:

Ownership of each lot shall entitle the owner or owners thereof to the use of two automobile parking spaces, which shall be a near and convenient to said lot as reasonable possible, together with the right of ingress and egress in and upon said parking area. The associations shall permanently assign one vehicle parking space for each dwelling.

Board resolutions regarding parking are as follows:

### VEHICLES

No vehicles of any kind are permitted on common areas, lawns, front, side or rear yards without management company approval.\*\*\*

Parking spaces are for approved vehicles. An approved vehicle shall include any street designed motorcycle, conventional passenger vehicle, and a truck or commercial vehicle of less than 2 ½ tons in gross weight.

Assigned parking spaces must be accessed by driving on either paved surfaces or streets. **Access to spaces via grass is not allowed.\*** Damage to grass, landscaping and common areas will be repaired and the cost assessed to the unit owner without further notice.

Parking in shared driveways on Hunter's Club Drive and Kaplan Drive must be single file.\*\*\*

Parking in allocated spaces must be vertical to the home. **Parking at a horizontal angle (or close to it) will not be tolerated.\*\*\***

Double parking is not permitted.\*\*\*

Owners are responsible for damage and repair costs to their parking spaces and any guest or auxiliary spaces they, their tenants or guests may use. This includes but is not limited to: oil stains, motorcycle kick

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stands, snow tires, etc. If requested repairs are not made by the owner, such repairs may be made by the Association and assessed to the owner's account without further notice.

All vehicles and trailers must display tags, current registration stickers and inspection stickers.\*\*

All vehicles must be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance.\*\*

Parking of a motorcycle and a four wheel vehicle will not cause an intrusion into the parking lot or street.\*

Parking is permitted only in marked spaces along the following streets:\*\*\*

Sara Lane  
Ithaca Lane  
Murad Ct.  
Kayla Ct.

Halliwell Dr.  
Hunting Horn  
Whistlers Court  
Iver Johnson Dr.

Hunter's Club Dr.  
Sterlingworth Dr.  
Fox Sterling Dr.

## GUEST PARKING

Additional parking is available in guest spaces for not more than 72 hours (3 days) straight.\*\*\*

These spaces are limited and are indicated with the word "guest" and may be used for residents or guests.

At no time may guest spaces be used to store resident's excess, untagged, or inoperable vehicles.\*\*

There are also parking areas along the city streets of Burgess and Kaplan.\*\*\*

## AUXILIARY PARKING LOT

Several parking spaces in this lot are reserved for pool visitors, during pool hours, during the "pool season".

Four spaces at the auxiliary parking lot have been designated for boats, trailers and motor homes. Those spaces must be rented at a cost of \$30.00 per month. A deposit of one month's rent plus the first month's rent is required for rental of these 'boat' spaces. When all four spaces have been filled, no more boats, trailers and motor homes may be parked in the auxiliary lot. Parking of these vehicles is prohibited in the parking spaces within the community.

## MOTORCYCLES

**In addition to the above rules, motorcycles must follow the rules stated below.**

Motorcycles must be parked in an assigned space and will not be allowed on sidewalks, front and rear yards or porches, decks and patios. No more than two motorcycles may be parked in a designated parking space for the owners unit.\*

Motorcycles may be parked in a space along with a four wheel vehicle provided the two can be parked within the confines of the designated space.\*

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The owner of a unit that contains any vehicle, motorcycle, trailer, recreational vehicle, commercial vehicle etc. which is in violation of the above rules will either:

- \* Be immediately assessed a fine in the amount of \$50.00 per day per violation.  
Proof of compliance will be required.
- \*\* Said vehicle will be tagged for 3 days and removed at the vehicle owner's expense.
- \*\*\* Said vehicle will be immediately removed at the vehicle owner's expense.

If a unit owner, or the owner of the vehicle, wishes to appeal the decision to fine or tow, they may do so in accordance with established policies regarding NON-COMPLIANCE

## TOWING POLICY

The Association has contracted with a towing service to patrol the property and tow improperly parked vehicles at the expense of the vehicle owner. The Association has provided the towing company these guidelines; it has the authority to apply these rules at any time without contacting the Board of Directors.

Owners and residents may, by giving their name, address, and phone number request the towing company tow vehicles parked without permission in spaces designated for their residence only. The towing company is required to log, record and verify the names and phone numbers of callers who request the towing of a vehicle before such vehicle is towed. Owners will be fined \$50.00 per false request made by themselves, their tenants or their guests without notice.

TYPE, LICENSE PLATE AND COLOR OF VEHICLE(S) IN VIOLATION  
MUST BE PROVIDED TO THE MANAGEMENT COMPANY BEFORE  
CORRECTIVE MEASURES CAN BE TAKEN.

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## PET POLICY

Article VIII, Section 4. Animals, of the Covenants reads:

No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes.

Board resolutions regarding animals are as follows:

All city codes regarding leashing etc. of pets must be observed. This includes keeping all dogs and cats on a leash when out of doors.

Pets shall not be tied, chained, leashed, staked, or otherwise attached to a restraining device unless owner or person designated as responsible for said pet is immediately proximate to the location of the animal.

No pet shall be permitted to run loose within the confines of any fenced in area unless owner or person designated as responsible for said pet is immediately proximate to the location of the animal.

Pets shall not be permitted to run loose on the common areas, limited common areas, or on the property belonging to owners and residents.

All animal waste will be immediately removed by the owner or person designated as responsible for said pet. When walking pets, owners must clean up after their animals both in their yards and those of their neighbors.

If requested repairs, clean up or corrective actions necessitated by pets, supervised or unsupervised, are not made by the owner, such repairs may be made by the Association and assessed to the owners account without notice.



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## STORAGE OF TRASH, GARBAGE CONTAINERS & RECYCLING POLICY

The Declaration of Covenants does not contain any information relating to this area of concern. As such the Board resolutions regarding trash, garbage and bins are as follows:

### HOUSEHOLD GARBAGE

Garbage containers must be placed out for access by the City no sooner than 7:00 pm of the evening prior to the scheduled garbage pickup. Garbage containers must be put away as soon as possible or no later than 7:00 pm the day of pickup.

At no time shall containers be stored along the front or side of any unit or building

To confirm ownership of garbage cans which are placed in other than rear yards, mark cans/lids with unit number.

All rules and regulations as set forth by the contracted garbage company and the City of Raleigh will be followed. Temporary and holiday schedules must adhere to the same rules as set forth below.

All garbage must be inside plastic bags which are securely sealed. These bags must be placed in suitable plastic or metal containers having lids that will be locked in place at all times. This is to keep rats and other animals from getting into the bags, distributing litter and creating a health hazard. When containers other than traditional garbage cans are used they must be approved by the ARC.

Items too large to be practically placed in plastic bags or containers with secured tops shall be otherwise secured so as not to be disturbed by wind or animals.

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Containers shall be stored in the immediate rear of each unit within the confines of the unit's property lines and within the security fence if unit is so equipped. Units without security fences should maintain containers as close to rear exterior wall or storage shed as practical.

All units have garbage collected from the rear property line, or specifically designated side bins. Any exception to this rule must receive approval from the garbage collection company and the Board of Directors.

At no time shall garbage containers be placed on the common area or in fronts of units.

If requested repairs of cans, bins, or clean up are not performed by the owner, such actions may be taken by the Association and assessed to the owners account without further notice. This applies to all categories.

## **RECYCLING CONTAINERS**

The above rules apply to recycling and must be followed in addition to those below.

Secure tops or lids are not required.

Recycle bins may be set in front of the unit in accordance with city recycling provisions. Containers will be placed out for access by the recycling company no sooner than 7:00 pm of the evening prior to the scheduled pickup. Containers must be put away as soon as possible or no later than midnight the day of pickup.

Please ensure cans are clean so animals do not go through the cans and distribute them throughout the community.