

Richmond Park

SECTION 6

Rules & Regulations (Established 06/2017)

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HANDBOOK FOR RICHMOND PARK SECTION 6 HOMEOWNERS ASSOCIATION

Introduction: This handbook is provided for the use of the homeowners and tenants at Richmond Park Section 6. It contains many of the policies, rules, and regulations, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find any errors, but if you do, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of the Richmond Park Section 6 Homeowners Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by the law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire regime known as Richmond Park Section 6. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

RULES & REGULATIONS

RICHMOND PARK SECTION 6

1. A 15 MPH Speed Limit within Richmond Park Section 6 shall be adhered to by residents and guests.
2. No structure shall be erected, placed, altered, or permitted to remain on any such Lot other than one detached single family dwellings not to exceed two stories in height and a private garage for not more than three automobiles.
3. Any modification, building, fence, wall, pool or other structure shall not be commenced, erected, replaced or maintained upon the properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials, and location of the same shall have been submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event that the Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and will be deemed in full compliance with this regulation.
4. All pools installed must be surrounded by a privacy fence.
5. No Lot or Lots shall be put to any use other than for single family residential purposes. No Lot shall be used for business, manufacturing or commercial purposes.
6. No noxious, offensive or hazardous environmental activity shall be carried on or permitted upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. There shall not be maintained any plants or animals, or devise or thing of any sort whose activity or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the owners thereof, except as otherwise specifically permitted herein.
7. No mobile homes, trailers or inoperable motor vehicles may be stored or parked on any Lots.
8. No signs or billboards shall be placed, erected or maintained on any Lot, except "For Sale" signs not more than eight (8) square feet in area.

9. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made by letter from time to time.
10. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
11. Residence parking on the streets is prohibited unless entertaining.
9. Parents are responsible for their children and their actions at the bus stops. It is prohibited to block driveways and road ways and turning around in driveways that do not belong to you. When waiting at the bus stop in personal vehicles all parts of the vehicle must be off the grass and off the sidewalk.
12. No structure of a temporary character, basement, tent, shack, garage, barn, or other outbuilding shall be erected, placed, used or permitted on any Lot for residential purposes. Trailers, campers, vans, boats and recreation vehicles shall be parked on any Lot at any time for any purpose, unless it is parked behind the main dwelling structure.
13. Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds, and shrubbery trimmed. Exterior should be free of mold and mildew and pressure washed as needed and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish.
14. Each Lots owner shall provide receptacles for garbage in an area not generally visible from the public street. All garbage receptacles shall be kept in a clean and sanitary condition.
15. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new
16. Satellite dishes shall be permitted provided that they are located behind the main dwelling. If such dish or dishes are visible from a public street within the subdivision, they must be screened by fencing and/ or shrubs so that they cannot be seen from the public street.

17. No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within the main dwelling house, within an outbuilding or buried underground or screened so as not to be visible from the public street.
18. Every fence shall be properly maintained. In any event where a fence is damaged it must be repaired within 30 days of the damage.
19. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook. The Board of Directors shall be permitted (but not required) to grant relief to one or more residents from specific rules and regulations upon written request and good cause shown, at the discretion of the Board.
20. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

Richmond Park Section 6 Association Rules
Reporting Violations and Addressing the Board

1. To report an emergency call 911.
2. To report a malfunction or request a high priority repair call Little and Young at 910-484-5400.
3. To report a violation of Rules or Covenants call Little and Young at 910-484-5400, option 4.
4. To request to add an item to the agenda of the next board meeting call Little and Young at 910-484-5400.
5. The board will allot five minutes to each resident who requests such time to address an agenda item to the board at the HOA meetings.
6. Notices of board meetings will occur in accordance with the By-laws of the Richmond Park Section 6.
7. Owners and Residents should maintain even temperament and decorum during board meetings and the board may stop the meeting and /or move into a closed session if it is not maintained.
8. Individual property owners and residents have a right to privacy, and the status of violations, fines, liens and other business will not be shared outside the board members.