

Richmond Park

SECTION 6

Rules & Regulations

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Managed by:
Little & Young, Inc.
2939 Breezewood Avenue Suite 100 (28303)
PO Box 87209 (28304)
Fayetteville, NC
Phone: 910-484-5400 Fax: 910-484-0132
www.littleandyoung.net

HANDBOOK FOR RICHMOND PARK SECTION 6 HOMEOWNERS ASSOCIATION

Introduction

We are pleased to welcome you as a valued member of Richmond Park Section 6. This handbook is designed to serve as an essential resource for all homeowners and residents. Inside, you will find clear guidance on the policies and expectations that help maintain the safety, appearance, and overall integrity of our neighborhood. If any information in this handbook conflicts with the officially recorded Covenants, the Covenants will always take precedence. The Board of Directors may introduce additional rules when necessary to support the best interests of the Association and its residents.

We encourage you to take a moment to familiarize yourself with the information provided. By understanding and following these guidelines, we can all contribute to a community that is well-kept, family-friendly, and continuously growing in value. Richmond Park Section 6 is home to a diverse group of individuals, including military service members, business owners, retirees, young families, professionals, and public service workers. This diversity enriches our neighborhood and contributes to the friendly and welcoming environment we are proud to uphold.

By respecting these guidelines and supporting one another as neighbors, we help ensure that Richmond Park Section 6 remains a desirable place to call home. Together we can continue to promote a neighborhood that reflects pride, unity, and a shared focus on maintaining a high quality of life for everyone.

Community Renters

Although you may not be the homeowner, your day-to-day experience in the neighborhood is just as important as anyone else's. You contribute to the sense of community, safety, and positivity that make RP6 a great place to live. Our goal is to ensure you feel informed and included in neighborhood matters.

If you have questions, concerns, or suggestions that may benefit from discussion during an HOA Council Meeting, we encourage you to share your input. Please feel free to email any items directly to jamie@littleandyoung.net with the Subject line: *RP6 Issue/Concern*. Submissions will be reviewed and included in the next regularly scheduled Board meeting discussion.

Stay Connected

In addition to our seasonal newsletters and regular community updates, we invite you to scan the QR code and join your Richmond Park 6 neighbors on Facebook. It's a quick and easy way to stay connected, share ideas, and be part of the conversations shaping our neighborhood. You'll find event announcements, helpful reminders, photos, and plenty of opportunities to get involved in the activities that make RP6 such a great place to live.



RICHMOND PARK SECTION 6

RULES & REGULATIONS

A. Use of Property / Structural Restrictions

1. 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.
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.

This includes the installation of solar panels as well as any significant roofing modifications beyond standard, previously installed materials or routine upkeep.

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 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.

B. Property Appearance & Maintenance

6. 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.
7. 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.
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. 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.

10. 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.
11. 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.
12. Every fence shall be properly maintained. In any event where a fence is damaged it must be repaired within 30 days of the damage.

C. Vehicles, Parking & Driving Regulations

13. A 15 MPH Speed Limit within Richmond Park Section 6 shall be adhered to by residents and guests at all times.
14. Residence parking on the streets is prohibited unless entertaining, allow freedom of movement to sanitation vehicles, school buses, delivery trucks and county vehicles.
15. Trailers, campers, vans, boats and recreation vehicles shall not be parked on any Lot at any time for any purpose, unless it is parked behind the main dwelling structure.
16. No mobile homes, trailers or inoperable motor vehicles may be stored or parked on any Lots.
17. *Richmond Park 6 adheres to all applicable North Carolina State Laws and municipal regulations. As such, vehicles are not permitted to park or operate within common areas or the community lot except for temporary use related to the set up or teardown of an HOA-approved event. Short-term parking or stopping for loading or unloading may occur when necessary; however, this should be minimal and must not obstruct access or damage community property. For the safety and preservation of shared spaces, all-terrain vehicles (ATVs), dirt bikes, street motorcycles, and similar recreational motorized vehicles are prohibited from driving or operating on the community lot at any time.*

D. Neighborhood Conduct & Safety

18. 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.
19. 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.
20. 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.

E. Recreation Items & Pets

21. 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.
22. *Residents will utilize the dog waste station as designed for its intended use, for dog waste only. Regular household trash, and other uses of this waste station are in direct violation. This is a budgeted service that benefits the community.*

F. Governance & Enforcement

23. 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.
24. 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

Community Lot Use & Event Guidelines

Overview

The community lot is owned by Richmond Park 6 and this shared area is available for resident use. To ensure safety and protect Association property, all events and activities must follow these guidelines. Please refer to information provided below in order to learn how to host a Richmond Park 6 approved event.

General Use Requirements

All events and activities must comply with North Carolina state laws, Richmond Park 6 Rules & Regulations, and all Covenants. Events require approval from the Board of Directors. Use the “Event Planning Worksheet” to submit requests. Residents may request Board assistance with distributing approved event notices to increase visibility and participation.

Permits & Restricted Activities

Events involving air-burst fireworks, alcohol, or amplified music typically require legal permits. Residents are encouraged to avoid these activities to increase approval likelihood.

Vendor Participation

Vendors are welcome, especially local small businesses. All vendors must be listed on the Event Planning Worksheet, in detail. No unapproved or last-minute vendors are permitted. Choose vendors appropriate for the available space.

Parking, Access & Event Setup

Parking on grass within the lot is prohibited. Vendors or coordinators may drive on the grass for initial setup and final teardown before and after the event, but not during event hours.

Event Submission Timeline

Submit event worksheets at least two weeks before the event’s proposed start date. Requests submitted less than two weeks in advance may still be reviewed, but approval could be delayed. More lead time is always helpful, as it allows for a thorough review process. If poor weather affects an approved event, the Board will generally allow a one-time change to the event date, provided the Board is notified and approves the new date in advance.

Community Etiquette

Dogs must remain leashed; pet waste must be disposed of properly. Children must be supervised by a parent or legal guardian. Do not lean on or attach items to residents’ fences. Keep debris out of neighboring yards. Leave the area as clean—or cleaner—than you found it. Maintain respectful noise levels.

Closing

These guidelines support a safe and welcoming community while helping residents plan successful activities and events. We look forward to continued community connection and enjoyable gatherings throughout Richmond Park 6.

Event Planning Worksheet

Instructions: Please complete each field electronically, or print and fill out the form using ink. Provide as much detail as possible to give the Board of Directors a clear understanding of your proposal. You may use the additional page provided to include any relevant information or expanded details as needed.

Section 1: Event Overview

Event "Name":

Event Date/Time(s):

Event Location:

Event Description:

Section 2: Event Host(s)

RP6 Resident Name:

Phone Number:

Email Address:

RP6 Resident Name (If applicable):

Phone Number:

Email Address:

Section 3: Attendance & Participation

Estimated number of attendees:

Is this event exclusive to RP6 Residents only?

YES

NO

Open to entire neighborhood/community?

YES

☐ NO

Number of Vendors:

Vendor Details (Business Name, On-site Rep. Name,

Type of Service, Phone #, Set Up Location, etc.):

Section 4: Compliance & Responsibility

Host(s) will ensure all attendees and vendors comply with Richmond Park 6 rules and regulations, to the best of their ability.

Community property will be left in the same, or better condition as it was before the event started.

Noise levels and activities will always remain considerate of the surrounding homes and the overall RP6 community.

I understand that any changes to the event details prior to starting, will require a re-submission for approval.

Full Name/Print:

Today's Date:

Signature:

Your Address:

Once you have completed this form, please email it to jamie@littleandyoung.net with the subject line: "RP6 Event Request." After your request is received, it will be reviewed by the Board of Directors, and you will receive a response as soon as reasonably possible.

Thank you for taking the time to submit your event proposal, please be patient and you will receive a response soon.



Event Planning Worksheet Continued

Additional Notes



Richmond Park Section 6

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 2.
4. To request an item be added to the agenda for the next Board meeting, please submit your request in writing via email.
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.