



HOPE VALLEY FARMS NORTH Rules and Regulations

The board wishes to foster a community of friendly neighbors who respect the rights of others. Compliance with certain rules and regulations is necessary to accomplish this in our close community. Residents and owners are responsible for the conduct and actions of their guests, tenants, vendors, and pets. Infringing on the rights of your neighbor is not allowed.

It is the responsibility of the board to enforce compliance with these rules in an equitable manner but not to harass those that may occasionally slip. The Community Manager will ensure any concerns from residents pertaining to the Rules & Regulations are processed with discretion and in accordance with approved HOA policy.

Covenants, Bylaws and other pertinent information can be found at www.hvfnorth.com

Violations of any of the following rules and regulations may result in due process and fines.

1. **GARBAGE/RECYCLING/YARD WASTE**

- 1.1. Bins should be kept in a location not visible from the street when standing at the road in the center of house. Bins should be kept neat and orderly fashion without trash spilling out and onto the ground. If stored on the side of a house one of the following requirements must be followed. **Examples on Appendix A.*
 - 1.1.1. Bins must be blocked from view by shrubbery or an approved barrier (i.e. fence/enclosure).
 - 1.1.2. Bins must be located at least 5-feet from the front corner of the house and placed flush against the side of the home.
 - 1.1.3. For houses on a corner lot, the bins should be located on one side of the house which is not adjacent to the road.
- 1.2. Garbage, recycling, and yard waste bins should be placed curbside no earlier than noon on the day prior to the scheduled pick-up day. They must be moved out of sight no later than the end of pick-up day.
- 1.3. Bulky item removal is by request only. Requests can be submitted through www.DurhamNC.gov or the Durham One Call app. Bulk items should be placed outside for collection no sooner than the day before scheduled collection. Items meant for bulk removal may remain outside for collection no longer than three (3) days to account for unforeseen delays.



2. **Parking**

- 2.1. No abandoned, partly dismantled, or inoperative vehicles are permitted to remain in the driveway or parked on the street. All vehicles must have current registration, inspection, and tag, or will be subject to towing.
- 2.2. All motorized vehicles must be properly muffled so as to eliminate noise which might be offensive to others.
- 2.3. No boats, recreational vehicles (RV), trailers, motor homes, campers, or other similar vehicles are permitted to remain in the driveway or parked on the street.
- 2.4. The posted speed limit is to be observed throughout the development. Be alert for pedestrians, children, dog walkers, and wildlife.
- 2.5. Temporary storage containers (PODS) may be placed by homeowners (or their designated tenants) on their driveway for no longer than one week. At no time should any storage unit be placed on common areas, sidewalks, or public streets.
- 2.6. Vehicles may not be parked on grass.
- 2.7. Vehicles may not be parked within 15 feet of a corner or curve. **(City of Durham Code violation)*
- 2.8. Vehicles may not be parked within 15 feet of a hydrant. **(City of Durham Code violation)*
- 2.9. Vehicles may not be parked within 5 feet of a driveway. **(City of Durham Code violation)*
- 2.10. Vehicles may not be parked blocking access to a mailbox. **(City of Durham Code violation)*
- 2.11. Vehicles parked on the street must be parked in the same direction as the flow of traffic. **(City of Durham Code violation)*

3. **Commercial and Recreational Vehicles**

- 3.1. No commercial or recreational vehicles. Prohibited vehicles are defined as having one or more of the following:
 - 3.1.1. business or advertising signage; vehicle wraps, decals, graphics, logos, and lettering.
 - 3.1.2. used for the purpose of transporting persons for hire.
 - 3.1.3. weighs over 7,000 pounds.
 - 3.1.4. ladder or other equipment racks.
 - 3.1.5. liftgate or lift bucket.
 - 3.1.6. commercial license plate.
 - 3.1.7. will not fit in a standard garage.
- 3.2. This provision shall apply to but not be limited to any of the following: Boat, camper, trailer, full-size or passenger van, bus, step van, utility trailer, truck tractor, tow truck or wrecker,



tractor trailer, limousine, any agricultural, construction or industrial equipment, all-terrain vehicles (ATVs), quads or any off road vehicle, any vehicle (including a pickup truck with an altered or removed cargo box) designed for transporting people, goods, or things for profit, any truck with visible work racks or visible work related equipment, supplies or debris.

3.3. Pickup trucks, cars, or mini-vans that are deemed commercial vehicles solely because they display commercial lettering and fall into no other commercial vehicle category previously mentioned, may be permitted to park on the driveway of a Lot if all lettering is covered and no longer visible. All other vehicles previously noted are not permitted even when lettering is covered.

3.4. Commercial lettering can be covered with removable blank magnets and/or car covers. Magnet covers are to be white or the same color as the vehicle. All car covers are to be weatherproof, clean and neat, and subject to approval by the ARC.

3.5. The ARC may approve temporary parking of a commercial vehicle as deemed appropriate or necessary.

**Law enforcement vehicles are exempt.*

4. **Exterior Maintenance**

4.1. Any exterior building components (i.e., siding, gutters, roof shingles, windows, shutters and doors) which are missing, broken or otherwise in a state of disrepair, must be repaired.

4.2. Painting shall be periodically performed as reasonably required.

4.3. Paint colors should not be changed without the consent of the ARC, and all paint colors shall be harmonious in relation to the surrounding homes.

4.4. Pressure washing shall be periodically performed as reasonable required; no mold and mildew to accumulate on homes or driveways.

4.5. All grills, bicycles or other personal items shall not be stored or visible from the front of the home. Broken lawn furniture, yard decorations, playsets or yard toys cannot be visible.

5. **Lot Maintenance**

5.1. All privately maintained landscape and slope areas shall be kept in an acceptable condition. This includes, but is not limited to, control of leaves, health of turf, mulch, weeds, plant material coverage, irrigation, dead/diseased trees, and height of grass.

5.1.1. Weeds are defined as non-approved grasses, invasive plants and the typical broadleaf weeds such as Nutsedge, Thistle, Bindweed, Quickgrass, Buckhorn Plantain, Purslane, Crabgrass, Chickweed, Pigweed, and Dandelions.

5.1.2. Approved grasses are: Tall fescue, Kentucky Blue grass, Bermuda, and Zoysia grass.

5.2. Your lawn should be confined within the boundaries of your yard. For example, the lawn should not grow on the drive, sidewalk, curb, or street.



- 5.3. All driveways and walks should be free of weeds.
- 5.4. Streets, driveways, and sidewalks should be free of grass clipping debris.
- 5.5. Significant changes to the existing landscape scheme such as retaining walls, new beds, trees and fences require ARC approval.
- 5.6. Mailboxes are to be kept in good repair and follow the regulations set forth in the architectural guidelines.

6. **PETS**

- 6.1. At no time shall any household pet roam free. **(City of Durham Code violation)*
- 6.2. All animals must be on leashes or similarly restrained when outside the dwelling. This applies to animals on your property and common areas. **(City of Durham Code violation)*
- 6.3. Each pet owner is responsible for immediately cleaning up the feces of their pet (, in common areas, roads and sidewalks in the community). There are pet waste stations placed throughout the community. Animal nuisance of any kind will not be tolerated. **(City of Durham Code violation)*
- 6.4. Do not allow your pet on private property, front or back, (to urinate or defecate). This is considered trespassing and destruction of property.
- 6.5. Pet owners must immediately clean up and properly dispose of animal waste. Failure to do so will result in fines being assessed. **(City of Durham Code violation)*

7. **DECORATIVE OBJECTS AND HOLIDAY/SEASONAL DISPLAYS**

- 7.1. Temporary holiday and seasonal displays are permitted during appropriate times of the year.
- 7.2. Decorations must be removed no later than 30-days after the holiday.

8. **SOLICITATION**

- 8.1. No solicitation is permitted within the community.

9. **NOISE NUISANCE**

- 9.1. No discharge of firearms or fireworks is permitted.
- 9.2. No excessive idling of vehicles is permitted.
- 9.3. Owners shall ensure alarm systems associated with their homes and automobiles are in good working order to avoid unwarranted disturbances to neighbors.

**The City of Durham, whose laws and rules the Community falls under, enforces noise ordinances to help keep its neighborhoods pleasant places to live. Among other restrictions located under Sec. 26-23 and Sec. 26-24, no nighttime noise shall exceed 50db. This includes music from various sources, including radios, stereo speakers or television sets, or excessive noise emanating from within the home or vehicles.*



APPENDIX A—Trash Bin Storage

Examples of **UNACCEPTABLE** Storage

BINS CANNOT BE STORED DIRECTLY IN FRONT OF A HOUSE



VEGETATION NOT OBSCURING CONTAINERS AND DEBRIS





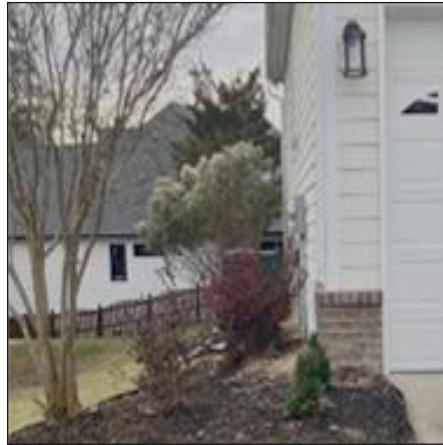
APPENDIX A—Trash Bin Storage

Examples of **ACCEPTABLE** Storage

STRUCTURAL ENCLOSURES



OBSCURED FROM DIRECT VIEW BY ESTABLISHED SHRUBBERY OR LANDSCAPING



LOW VEGETATION THAT WILL GROW

