

# IMPORTANT INFORMATION FOR ALL HEDINGHAM RESIDENTS

## (Owners and Tenants)

Hedingham is a covenant-run community and all residents (owners and tenants) must be aware that their actions can affect the quiet enjoyment of their neighbors. For this reason, all residents should be aware of the following rules. This is a *partial* list of items covered in the Covenants, By-Laws, and Community Rules and Regulations. Failure to adhere to these rules could result in fines, car-towing, etc. **All residents and tenants are responsible for reading, understanding and following the full version of the Hedingham Covenants, By-Laws and Community Rules.**

Revision -March 2018

**AMENITIES** Hedingham has several amenities for residents and their families which include golf club privileges, two pools, tennis courts, Athletic Club, and community club house.

Eligible residents must have a valid key fob and photo on file at the Athletic Club to be able to use the amenities, and homeowner's dues must be current.

Eligible residents will be charged a fee for each guest they bring to the pools, tennis courts, and Athletic Club. The resident must be present while their guest(s) use these facilities.

The covenants states that the following is the definition of "family":

"Two adults and dependent children, (up to 25 yrs of age if a full time college student), residing in the unit."

An owner may transfer his/her eligibility to his/her renter and the renter's family.

**ANIMALS** No more than two (2) household pets (dog, cat) may be kept in a Unit.

Pet owners are expected to have their pets on leashes when outside and to pick up their pets' waste as required by the City of Raleigh Animal Control Ordinance.

### **ANTENNAS/SATELLITE DISHES**

Antennas and Satellite Dishes must be placed on the rear roof of the Unit unless written notification is received from the satellite company that this placement would result in poor reception.

**BASKETBALL GOALS** Basketball goals must be portable, in good condition, and must be put away when not in use in an area where they are not in full view.

They cannot be placed along the street or located in the rear section of your yard if your property is adjacent to the golf course.

Basketball goals must be approved by the Modifications Committee and neighbors on either side must sign the application.

**FIREARMS** The discharge of firearms within the Property is prohibited. The term "firearms" includes BB-guns, pellet guns, and other firearms of all types.

**GARBAGE CARTS, RECYCLE BINS** Trash, recycling, and yard waste are picked up once a week, on Fridays. The City of Raleigh Solid Waste Services uses fully-automated garbage trucks (i.e., one driver per truck operates a robotic arm to empty garbage carts) and has issued the following information for residents.

Garbage will not be collected if not prepared properly. Garbage carts must be facing the curb and up on the curb (not in the street); carts must be at least 5 feet from mailboxes, utility poles, parked cars, or other items that collection equipment could damage.

Garbage carts should be moved back to behind the building line no later than 7 p.m. Bags or other items left outside the cart cannot be collected.

Yard waste must be free of rocks and other debris. Use clear plastic bags or biodegradable paper yard waste bags. Tree limbs may be

tied into bundles of no more than 5' in length, 18" in diameter.

Call the City of Raleigh Solid Waste Services at 919-996-3245 to arrange for a Bulk Pick-up for items that will not

fit in the garbage cart (i.e., furniture, BBQs, equipment, etc.) or for more information.

**GOLF COURSE** Residents are permitted to walk on the golf course and golf paths ONLY during the following times: before 7 a.m. and after 7 p.m. from May 1 to October 30; before 8 a.m. and after 6 p.m. from November 1 to April 30.

Bicycling, roller-blading, skating, or skate-boarding are not permitted on the golf course or golf paths at any time.

The golf course is private property and not owned by the Hedingham Community Association. Failure to follow these rules is considered trespassing. Golfers have the right-of-way at all times.

**LEASING OF UNITS** Units may be rented only in their entirety; no fraction or portion may be rented. There shall be no subleasing of Units or assignment of leases unless prior written approval is obtained from the Board of Directors. No transient tenants may be accommodated in a Unit.

All leases shall be in writing and shall be for an initial term of no less than six (6) months, except with the prior written consent of the Board of Directors. Notice of the lease, together with such additional information as may be required by the Board, shall be given to the Board by the Unit owner within ten (10) days of execution of the lease.

The owner must make available to the lessee copies of the Covenants, By-Laws, and Community Guidelines.

**MODIFICATIONS COMMITTEE** ANY change made to the exterior of a resident's home (i.e., building a shed, enlarging a patio, screening-in a deck, planting a tree, erecting a portable basketball goal, etc.) must first be approved by the Modifications Committee. The Committee reviews requests as they come in, and usually responds in about one week.

Modification forms may be picked up at the Athletic Club or downloaded from the official community website at [www.hedingham.org](http://www.hedingham.org).

**PARKING** No more than three (3) vehicles may be parked at a Unit at any time. No on-street overnight parking by residents is permitted.

Stored vehicles and vehicles which are either inoperable or do not have current operating licenses are not permitted except in enclosed garages.

Guest parking (if not in driveway) require a parking pass. All guest overnight parking must be at one of the pools parking lots also with a parking pass.

Vehicles must not be parked on the grass. Residents will be responsible for any damage done to grass by parking or driving onto or off the driveway.

Go to [www.hedingham.org](http://www.hedingham.org) or contact the Athletic Club info desk for more information on parking restrictions at the swimming pool and athletic club parking lots.

**QUIET ENJOYMENT** All Units are on private property. Walking between Units or behind Units is trespassing and is not permitted.

Residents expected to keep noise at a reasonable level so as not to disturb neighbors.

**SIGNS** Only professionally made signs are allowed.

No signs for garage sale, moving sale, or similar activity are permitted without prior written approval of the Board of Directors.  
No signs will be allowed facing the golf course.

Only one standard "For Sale" sign, not to exceed 18"x24" including attachment of a single rider, is allowed per Unit.

**YARD SALES** Only yard sales organized by the Hedingham Community Association are allowed. Single or individual yard sales are not allowed.

#### HEDINGHAM ATHLETIC CLUB HOURS

**General:** Monday-Thursday (6am-9pm), Friday (6am-8pm), Saturday (8am-6pm) and Sunday (11am-3pm)

#### HELPFUL PHONE NUMBERS

Community Manager _____	231-9050, ext. 25
Assistant Manager _____	231-9050 ext.24
Operations Manager _____	231-9050 ext. 23
Athletic Club Info Desk _____	231-9050, ext. 22
US Security _____	984-220-6638(Varying scheduled)
Golf Course _____	250-3030
City of Raleigh Solid Waste Services (Garbage, Recycling, Yard Waste, Bulk Pick-up) _____	996-3245
North Carolina One-Call Center (to mark utilities lines before digging) _____	1-800-632-4949
Post Office (2777 Brentwood Avenue) _____	875-0243
Police/Fire/Animal Control (non-emergency) _____	831-6311
Duke Energy (to report power outages, including street lights) _____	1-800-452-2777
PSNC Energy (gas) _____	1-877-776-2427
City of Raleigh Water/Sewer (Monday-Friday, 7:30 a.m. to 4:00 p.m.) _____	250-2737
(Monday-Friday, 4:00 p.m. to 7:30 a.m.; plus Weekends and Holidays) _____	829-1930

To view the complete PDF versions of the Hedingham Covenants, By-Laws, and Community Rules go to the "Forms & Docs" section [www.hedingham.org](http://www.hedingham.org)