

HEDINGHAM COMMUNITY ASSOCIATION

COMMUNITY RULES AND REGULATIONS

**APPROVED BY THE BOARD OF DIRECTORS
APRIL 20, 2011**

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

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HEDINGHAM RULES & REGULATIONS

APPROVED BY THE BOARD OF DIRECTORS
APRIL 20, 2011

EFFECTIVE JULY 15, 2011

OVERVIEW

In order to preserve and protect the desirability and attractiveness of Hedingham home sites, the rules and regulations provided in this document, as submitted by the Modifications Committee, have been approved by the Hedingham Community Association Board of Directors. All homeowners and renters are expected to read and understand the Hedingham Community Covenants and Rules and Regulations. A copy of these documents can be found on the Association website;

www.HEDINGHAM.ORG

New homeowners and renters are also required to read a copy of the abbreviated covenants and guidelines at the time they are issued a scan card at the Hedingham Athletic Club and sign that they have received the document.

Non-compliance with Covenants and Rules & Regulations may result in fines and/or suspension of KEY FOB privileges.

Covenants: Article XI, Section 2

The Modifications Committee, if established, shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units or thereto;

Covenants; Article XI, Section 5

Any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of the guidelines and procedures promulgated by the Modifications Committee may be excluded by the Board from the Properties without liability to any person, subject to the notice and hearing procedures contained in Article III, Section 22 of the By-Laws.

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

ANIMALS AND PETS

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the properties except dogs, cats or other usual and common household pets.
2. No residence is to exceed a total of two pets.
3. Pets are not permitted to roam free, endanger the health, make objectionable noise or constitute a nuisance or inconvenience to the owners of the other units.
4. No pets shall be kept, bred, or maintained for any commercial purpose.
5. **Pet feces must be picked up by the owner immediately.** City Ordinance stipulates up to a \$250 fine for not picking up after your pet.

Covenants: see Article XII, Section 4

BASKETBALL GOAL GUIDELINES

1. The Modifications Committee or the Board of Directors must approve in writing the style, color and location of all basketball goals prior to installation.
2. Residents seeking to install a basketball goal may initiate the approval process by completing a change request form.
3. Notwithstanding the fact that all basketball goal styles, colors and locations must be pre-approved:
 - a. A plot survey of the property showing where the basketball goal will be located must be submitted with the request to approve the basketball goal;
 - b. The area proposed for the basketball goal must be large enough to assure that no other property will be unduly impacted by the use of the basketball goal and, in order to help satisfy this requirement, adjoining property owners on both sides, and the homeowner directly across from the driveway must consent in writing to the installation of the basketball goal;
 - c. The owner of the basketball goal is responsible for any physical damage to any other property caused by the basketball goal, and physical damage to other property can lead to the removal of the basketball goal at the owner's expense;
 - d. No basketball goal can be installed adjacent to the street, and basketball games cannot take place in the street;
 - e. If not in use and not in its approved location, portable basketball goals must be stored in an area not visible from any adjacent street;
 - f. Every basketball goal must be professionally constructed, painted, and maintained by the owner, and, if damaged, bent or rusted, the owner must repair the basketball goal immediately;
 - g. The property owner is responsible for insuring that people using the basketball goal behave in such a manner that all neighbors are not disturbed by the use of the basketball goal, including but not limited to disturbances caused by loud noises from screaming and music;
 - h. Use of the goals is prohibited before 8:00am and after dusk;
 - i. The property owner must acknowledge the fact that the guidelines may be amended and agrees to maintain the basketball goal in accordance with any amendment to these guidelines as adopted by Board of Directors; and
 - j. The property owner must acknowledge that permission to install a basketball goal is merely a "temporary" privilege granted to the owner which can be revoked at any time, with or without cause, by the Board of Directors.
 - k. **NO Basketball Goals are allowed on Townhome properties.**

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

Basketball Goal Neighbor Approval Form

*By signing this document, each neighbor agrees to and indicates that they have no objection to the homeowner erecting or utilizing a basketball goal at the applicant's residence. ****No goals are allowed in Townhome areas*****

Owner of Basketball Goal Info

Print Name: _____

Address: _____

Owner hereby certifies that they have read and agree to the Association Rules in regards to basketball goals.

Signature: _____

Date: _____

Neighbor to left of home:

Print Name: _____

Signature: _____ Date: _____

Print Address: _____

Neighbor to right of home:

Print Name: _____

Signature: _____ Date: _____

Print Address: _____

Neighbor across the street from where the driveway is located:

Print Name: _____

Signature: _____ Date: _____

Print Address: _____

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

COMMUNITY PLAYGROUNDS

1. Only residents and their guests are permitted to use the equipment.
2. Destruction or defacing of the playground equipment or common areas will be considered vandalism and violators will be prosecuted.
3. No rough play or foul or abusive language is permitted.
4. Roller blades, roller-skates, skateboards, bicycles, etc. are not permitted on pool decks, tennis courts or playgrounds.
5. Play at your own risk.
6. The playground equipment is designed for children 12 years and younger.
7. Children 8 years old and younger must be accompanied by a responsible caregiver at all times when playing on the equipment.
8. Anyone in violation of these rules is considered trespassing.
9. Playgrounds are open ONLY from 8:00 a.m. to DUSK. Anyone loitering in the playgrounds after dusk will be reported for trespassing.

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

DECORATIVE FLAGS

1. The maximum number of flags allowed to be displayed at each residence is limited to three and are restricted as follows:
 - No more than 2 large flags, one on the front of the structure and one on the back. Flags are to be no more than 3' x 5' in size and must be attached to the structure with the appropriate pole and hardware.
 - No more than one small flag measuring a maximum of 12" x 15". Small flags must be attached to the mailbox post with the appropriate hardware or to a wire frame no more than 2' tall.
 - Flags may NOT be displayed on flag poles or attached to trees.

2. Flags must be an American Flag or one reflecting an appropriate and acceptable theme such as a school or professional or club or team, a reflection of the season or having a golf theme.

3. Special occasion flags such as birthday or the birth of a baby may be displayed for a period not to exceed two weeks.

4. Any flag deemed by the Modifications Committee or the Board of Directors to be in poor taste or in disrepair is not permitted and must be removed immediately upon notification.

FENCES

1. All requests for fence construction must be submitted to the Modifications Committee on a Change Request Form (available at the Athletic Center office or www.hedingham.org) along with a plot plan showing location and dimensions, materials to be used, and who is installing the fence. Construction MAY NOT BEGIN until the Management Company has provided the homeowner with written approval.
2. Once approved, the homeowner is responsible for obtaining all permits required by the City of Raleigh before construction can begin.
3. The fence must be erected directly on the property line or as near as is reasonably possible, subject to landscaping requirements unless otherwise approved by the Board or Modifications Committee.
4. The homeowner shall enter into an agreement with the Hedingham Community Association to allow adjacent Hedingham property owners to tie into the fence in the event they construct fences in the future.
5. Fences must be built only with materials approved by the Modifications Committee which include, but are not limited to, unpainted, unstained treated lumber, vinyl, or composite material.
6. The fence must comply with the following approved standards unless otherwise approved by the Modifications Committee:
 - a. Height 42” or 48”
 - b. Posts 4” by 4”
 - c. Space between posts should not exceed 8 feet
 - d. Slats: 1” by 4” or 1” by 6”
 - e. Space between slats 1 1/2”
 - f. Horizontal supports: 2” by 4”
 - g. Top of wood slats must be even across top and consistent with topography.
7. When the City of Raleigh or the Modifications Committee requires landscaping, the shrubs must be a minimum of 3-4 feet tall at the time of planting, be planted on 5-foot centers, and match what is currently being used in the area.
8. Properties that are adjacent to the golf course will also need approval from the owners of that entity. The Property Manager will submit the application to that entity on the homeowner’s behalf.

Covenants: see Article XII, Section 23

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

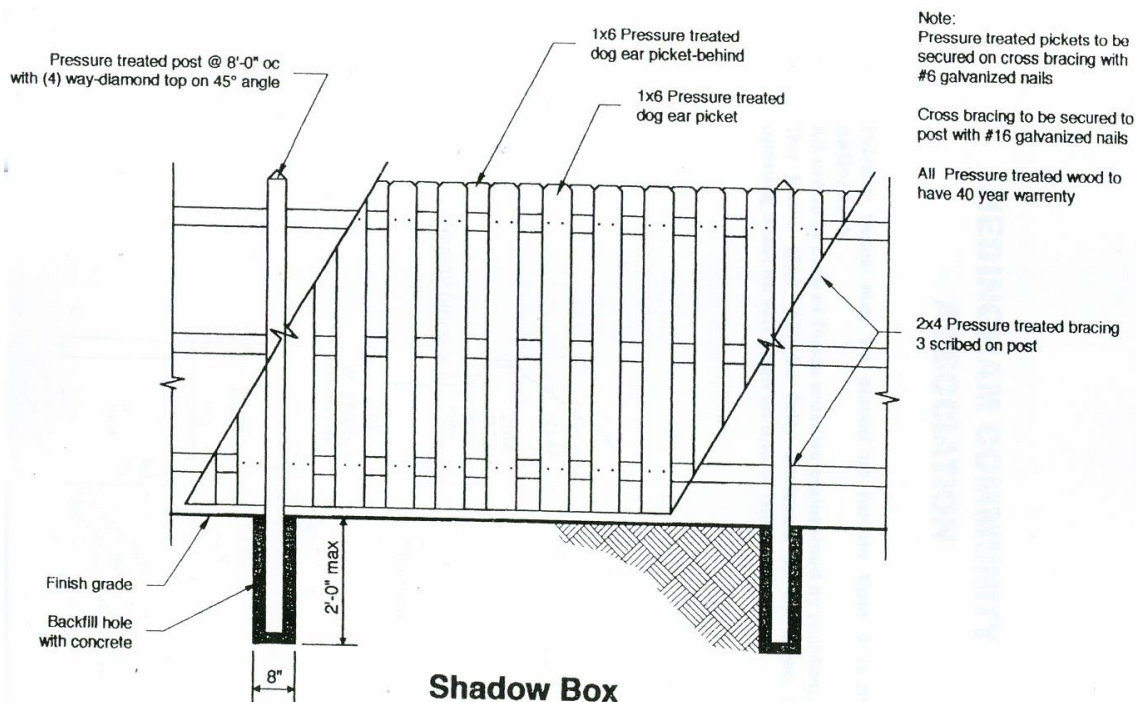
PRIVACY FENCES

These fences are to be used for **TOWNHOMES ONLY** and the only type of privacy fence allowed is called a 'Good Neighbor' or 'Shadow Box' (see below illustration) unless otherwise approved by the Modifications Committee.

1. The fence is to be built with pressure-treated lumber unpainted and unstained, or an approved alternate material.
2. The approved height is 6 feet.
3. Change Request Forms can be picked up at the Athletic Center office or downloaded from the Association website:

www.hedingham.org

4. Construction may not begin until written approval has been delivered to the applicant.



Covenants: see Article IV, Section 4

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

GARBAGE AND RECYCLE CONTAINERS

1. All garbage containers and the newer 45 gallon recycle containers must be stored behind the front elevation of the property.
2. Green recycle bins must be kept inside or in a place not visible from the street.
3. Consistent with the city's Solid Waste Services Code, containers may be placed on the curb no earlier than noon on the day before collection and no later than 7 a.m. on the day of collection. Containers must be removed from the curb by 7 p.m. the day of collection. Failure to comply may result in fines from both the city and Hedingham Community Association.

GAZEBOS AND RETRACTABLE AWNINGS

1. All requests for the construction of Gazebos and Retractable Awnings must be submitted in writing to the Modifications Committee. Forms may be obtained at the www.hedingham.org website or at the Athletic Club.
2. All requests should contain an elevation sketch indicating height, length, and width dimensions of the proposed awning.
3. Requests should also include the type of material for the frame and covering as well as the color(s)
4. Once installed, the awning must be kept in good condition. If the awning becomes tattered/faded, it must be removed or replaced. Failure to comply could result in fines being levied.
5. When the awning is not in use it must be retracted.
6. The Modifications Committee reserves the right to inspect the awning to insure it has been constructed according to the approved plan and is in good working order. Deviation from the approved plan may result in the awning being removed and/or rebuilt according to the regulations.
7. NO TENTS are permitted on the exterior property at any time.

Covenants: see Article XII, Section 13

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

HOMEOWNER'S DUES, BILLING AND COLLECTION PROCEDURES FOR

1. Monthly dues assessments are due on the first day of each month. Account statements are not mailed unless you have an outstanding balance. If the payment is not received in the Management office before the 5th of each month during normal business hours, a late fee will be assessed. The late fee is \$15.00 and must be paid to bring the account up to date. If homeowner dues become delinquent, the Hedingham Community Association reserves the right to suspend the homeowner's amenity privileges including use of the Athletic Club, pools, tennis courts, and the pool clubhouse.
2. Check payment for dues should have your address written in the memo section of the check and should be payable to HCA (Hedingham Community Association). No cash payments are allowed. A credit card payment can be made for balances on the www.casnc.com, however a convenience charge is applied.
3. If a homeowner becomes delinquent, the account will be turned over to a collection attorney. If the requirements of the collection procedures are not met a lien will be placed on the property and the owner could face possible foreclosure.

LONG-TERM PARKING

The Hedingham Board of Directors voted at the March, 2009 Board Meeting to restrict long-term parking in the Willow Oak Pool, Grand Traverse Pool, and Hedingham Athletic Club parking lots. Residents wishing to do so must follow the guidelines listed below:

- Resident must register their vehicle in person, during operational hours, at the Front Desk of the Athletic Club or obtain a 24-hour temporary Common Parking Lot Permit (at the Athletic Club).
- In an effort to protect the asphalt from damage, commercial vehicles with a curb weight of 6,000 pounds or more are not permitted to park in the common area lots. For example, the maximum curb weight of the heaviest 2012 Ford F150 Truck is 5,978 pounds. – *approved by BOD on 6/20/12*
- The maximum length of time a vehicle/trailer will be allowed to park is 3 consecutive days in the same month, and a maximum of 6 days total unless otherwise approved.
- The Hedingham Community Association reserves the right to review each request and extend or shorten the number of days they will be allowed to park in those lots.
- Any vehicle/trailer parked in a lot overnight that has not registered with the Athletic Club or is inoperable (for example: flat tire, broken window(s), expired license plates, etc.) is subject to towing from the property. The HOA will issue one warning in the form of a HCA parking ticket.
- Hedingham Community Association accepts no responsibility for vehicles illegally parked that are towed. The vehicle owner is responsible for all fines and recovery costs incurred.

MAILBOXES AND MAILBOX POSTS

1. All mailboxes must be of standard size and the color black unless otherwise approved by the Modifications Committee. Mailbox posts must be “Hedingham Dark Green” unless otherwise approved by the Modifications Committee. Hedingham Dark Green paint can be purchased at:

**Sherwin Williams
7520 Ramble Way, Ste. 101
Raleigh, NC 27616
919-872-0238**

2. Hedingham does not have a vendor that sells posts that match the existing styles in the community. Residents are required to do their best to match the majority of other posts that are located in that street. Retailers like Lowe’s and Home Depot often have a selection of different posts to choose from.
3. Owners must make sure their mailbox and post is clean, free of attached advertisements and in good condition. Mailboxes that have rust must be repainted or replaced. Mailbox posts that are faded must be repainted.
4. Mailboxes or the posts must contain the house number of the residence. The numbers must be identical, kept clean and in good condition.

PARKING

1. Vehicles shall be parked only in a garage or in the driveway.
However, APPROVED vehicles are allowed to be parked on the street on the western side of Southall Rd. (“Village” section) only on one side of the street.
2. Excluding recreational vehicles, trailers, campers, camper trailers, boats and other watercraft, and boat trailers, no more than three (3) vehicles shall be parked at a unit at any time, provided there is room in the drive/garage for all.
3. Tractors, mobile homes, recreational vehicles, trailers (with or without wheels), campers, camper trailers, boats and other watercraft and boat trailers shall be parked only in enclosed garages, the back yard, the side yard or any other area, if any, designated by the Board of Directors. This DOES NOT apply to Townhomes or homes backing up to the Golf Course which will need special approval from the Community Association prior to parking in those areas.
4. No truck larger than a one (1) ton pick-up shall be parked on the Properties.
5. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall NOT be permitted on the Properties except within enclosed garages. A vehicle shall be considered “stored” if it is put up on blocks or covered with a tarp and remains on blocks or so covered for fourteen (14) consecutive days without the prior approval of the Board.
6. Service and delivery vehicles may be parked in the street during daylight hours for such period of time as is reasonably necessary to provide service or make a delivery to a Unit.
7. Per City of Raleigh ordinances, parking is NOT permitted:
 - a. Any closer than 5 feet from the end of a driveway
 - b. On, or protruding over, any part of a sidewalk
 - c. Any closer than 25 feet from an intersection
 - d. Any closer than 15 feet from a fire hydrant
8. Procedure for dealing with parking violations:
 - a. Warning issues on the first day vehicle is observed
 - b. Ticket and/or due process letter is generated on the next occurrence.
 - c. Violations Committee will decide penalties/fines for any future violations.

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Covenants: see Article XII, Section 2

PRIVATE DECKS

1. The Modifications Committee or the Board of Directors must approve in writing all deck designs, colors and location prior to installation.
2. Residents seeking to install a deck may initiate the approval process by completing a change request form. These forms must contain or be accompanied by the following information:
 - The dimensions, elevation and sketch of the deck as well as a plot survey of the property showing where the deck and landscaping around the deck will be located.
 - An anticipated completion date. If approved, the deck must be completed by that anticipated date.
3. The resident is responsible for complying with all applicable laws relating to construction of the deck and must obtain all appropriate City of Raleigh permits prior to construction of the deck.
4. Decks may be constructed from pressure treated lumber or vinyl composite materials only, and the bottom of the deck must be enclosed with lattice unless otherwise approved.
5. The deck must conform to the overall design and aesthetic appeal within the Hedingham community.

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

PRIVATE SWING SET/PLAYGROUND

1. The Modifications Committee must approve all swing set designs and location prior to installation.
2. All swing sets throughout Hedingham must be made of natural or treated wood or an acceptable alternate material.
3. Accessory items, such as seats and or slides may be made of plastic and of a different color.
4. An application for a swing set or playground must include:
 - a map of the lot showing where the structure will be located
 - a picture/drawing of the structure, type of material(s) (wood, plastic, etc)
 - color(s) of the materials
 - dimensions of the structure.
5. CONSTRUCTION MAY NOT OCCUR until applicant has received written approval from the Modifications Committee.
6. Single Family homes facing the Golf Course: Requires approval from two sources. Permission must be obtained in writing from the Hedingham Community Association first, then this document is submitted along with a request to the Hedingham Golf Course for approval.
7. Swing sets/playgrounds may NOT be constructed on Townhome properties.

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SATELLITE DISHES

1. **Size.** Satellite dishes that are one meter (39 inches) or less in diameter may be installed upon the premises of your individual lot as outlined below. Satellite dishes with a diameter in excess of one meter are prohibited.
2. **Location and Screening.** Dish locations are acceptable in this order – a. they should be located on the rear exterior wall or rear roof (single family homes only. Townhomes with new roofs will void warranty if a dish is installed on the roof) of the residence if possible, in a location not visible from the street; b. if reception is not adequate, dishes may be located in the rear lot, but screened from view from the street; c. if adequate reception is still not available, dishes may be located in a side yard, again screened from view from the street. Dish installation is not permitted on any common area. The Board of Directors and Modifications Committee have the right to require additional screening be installed around dishes that are not screened properly.
3. **Written Confirmation.** If it is determined by the vendor that an adequate signal cannot be obtained on the rear wall or rear roof of the home, the owner must obtain a written statement from the installing company to provide to the Association attesting to that fact. The statement along with a landscaping plan for screening should be provided to the Association for approval.
4. **Maintenance.** Owners are solely responsible for maintaining their satellite dishes and all related equipment. The owner will be responsible for removing and re-installing dishes if and when roof repairs are needed.
5. **Townhomes.** Owners will be required to temporarily remove their dishes if reasonably necessary for the Association to paint or make repairs to the exterior of the Unit. Please be advised that any damage to the exterior of a Unit, caused by the installation of a satellite dish, will be the primary responsibility of the Owner to repair.
6. **Number of Dishes.** No more than one ‘Dish’ related hardware may be installed on a residence at a time. Any old hardware must be removed from view before a new dish can be installed.

Covenants: see Article XII, Section 7

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

SCREENED PORCHES

The following regulations concerning construction of screened porches within Hedingham have been approved by the Hedingham Community Association:

1. All requests for the construction of Screened Porches will be submitted in writing to the Modifications Committee. Forms may be obtained at the hedingham.org website or at the Athletic Center.
2. All requests will contain the following:
 - h. A plot plan and elevation sketch(s) indicating the location and dimensions of the proposed porch. Plan will indicate the location of all landscaping.
 - i. The type of construction material to be used. Use of lattice under the deck is **REQUIRED** unless otherwise approved.
3. The Homeowner will obtain all necessary building permits from the City of Raleigh and comply with all applicable City regulations. The building permit must be obtained before construction can begin.
4. The screened porch, if painted, must match the trim or lightest color of the house. Roof material shall be same as the house; that is, matching shingles, trim material and siding.
5. The porch will conform with the overall design and aesthetic appeal within Hedingham.
6. Construction **MAY NOT OCCUR** until written approval has been received by the applicant.
7. Hedingham Community Association, through the Management Company, reserves the right to inspect the deck to ensure that the screened porch has been constructed according to the approved plan. Deviation from the approved plan may result in the screened porch being dismantled and modified according to the regulations.

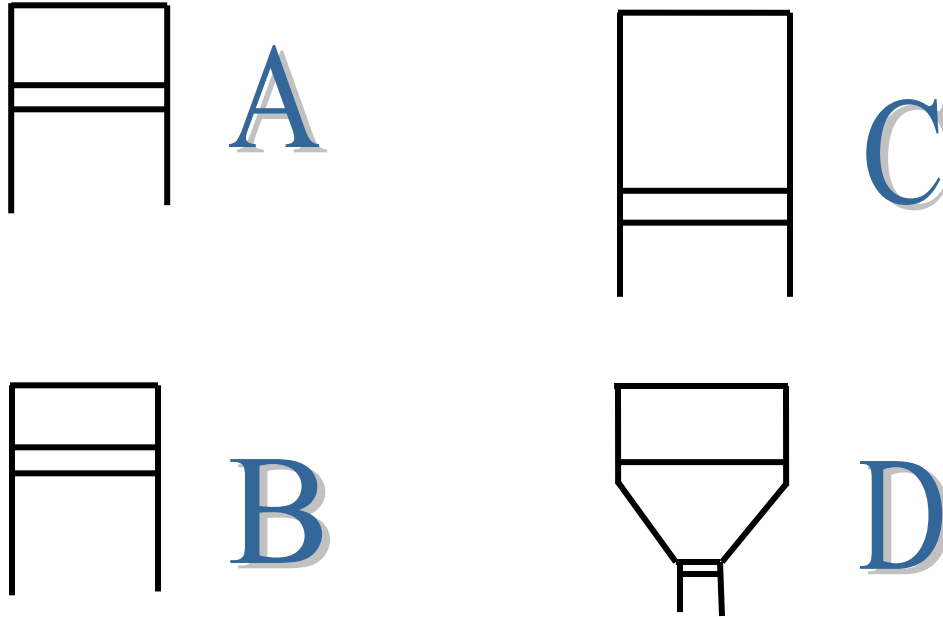
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SIGNAGE

‘FOR SALE’ SIGNS:

1. Only professionally made signs are allowed. Under no circumstances are handwritten signs allowed.
2. Owner may choose a window sign or a yard sign, but not both.
3. Only one standard sign, not to exceed 18 inches by 24 inches (horizontal or vertical) with a rider 6” x 24” or 6” x 18” within the approved frame is allowed. Maximum overall frame size is limited to 44” x 25” or 47” x 19” based on orientation of the sign.
4. No portion of the sign may be closer than 3 feet to the street. Sign may not be located on the street side of the sidewalk, if any, and no portion of the sign or attachment can protrude over the sidewalk.
5. No signs at the mailbox for handouts are allowed. A standard info tube (5” high by 13” wide) or a standard Brochure Box (13” high x 9.5” wide) are allowed and must be mounted on the frame of the sign holder.
6. No audio sign or lighted signs are allowed. Rider can, however, supply additional web, text, or phone information.
7. No directional signs allowed for the sale/resale of a home unless otherwise approved by Management.
8. Only one open house sign on the Unit lawn allowed the day of an open house.
9. Regarding homes adjacent to the Golf Course, no signs are allowed on the side facing the Course
10. Any and all signs regarding **FOR RENT** or **FOR LEASE** of property can be displayed **ONLY** on the inside of the window on the front of the unit and must comply with the size limitation as stated above.
11. **CAUTION: Any Owner not following these guidelines will be fined \$25 per sign, per day. Homeowners are liable for their agent’s failure to abide by these guidelines and are responsible for notifying the agent of any violations.**

APPROVED FRAME STYLES AND DIMENSIONS



EXAMPLES OF HEDINGHAM ASSOCIATION APPROVED REALTOR SIGN FRAMES:

- A.** **18”H x 24”W**
Metal Frame with Rider
 Sign Dimensions: 18”h x 24”w
 Rider Dimensions: 6”h x 24”w
 Frame Dimensions: 43”h x 25”w
- B.** **12”H x 18”W**
Metal Frame with Rider
 Sign Dimensions: 12”h x 18”w
 Rider Dimensions: 6”h x 18”w
 Frame Dimensions: 43”h x 19”w
- C.** **24”H x 18”W**
Metal Frame with Rider
 Sign Dimensions: 18”h x 18”w
 Rider Dimensions: 6”h x 18”w
 Frame Dimensions: 47”h x 19”w
- D.** **18”H x 24”W**
Metal Round Rod Frame
 Sign Dimensions: 18”h x 24”w
 Rider Dimensions: None
 Frame Dimensions: 44”h x 25”w

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POLITICAL SIGNS:

For the sole purpose of attempting to influence the outcome of an election, including the support or opposition of an issue or candidate on an election ballot, residents may place a single ‘Political’ sign on their property compliant with the following guidelines:

2. Display of a political sign more than forty-five (45) days before an election and later than seven (7) days after an election is prohibited.
3. The political sign may not exceed 24” x 24”.
4. The political sign may not be placed any closer than 3’ from the street and may not be located on the street side of a sidewalk.
5. A political sign may be placed in the window or the yard, but not both.
6. Political signs must be professionally made; handwritten signs are prohibited.
7. Political signs enhanced by lights or audio are prohibited.
8. Regarding homes adjacent to the Golf Course, no signs are allowed on the side facing the Course.

HEDINGHAM SWIMMING POOL RULES

Rev. March 2018

- NO ONE will be admitted without their respective KEY FOB.
- CHILDREN OVER 12 years of age must have their own key fob. Other children must be accompanied by resident 18 years and older.
- HOA dues must be current.
- GUESTS – Residents are allowed a maximum of four guests per household per day. Only residents 16 years and older may bring a guest. There will be a \$2.00 per guest fee collected at the gate.
- Diving is allowed in the deep end only (5’ or deeper). Please observe the “No Diving” signs on the deck.
- NO RUNNING on the pool deck. No boisterous or rough play.
- PETS AND GLASS are prohibited in the pool area and tennis courts.
- NO ALCOHOL is permitted at any time.
- FOOD AND DRINK are not permitted in or near the water.
- SHOWERS WILL BE REQUIRED of anyone returning to or entering the pool from the tennis courts or strenuous exercise.
- SWEARING OR VULGARITY will not be allowed.
- NO SMOKING inside the gated pool area.
- ADULT SWIM is offered (See pool schedule for specific days) at the Grand Traverse pool. Everyone under 18 years of age must leave the pool area including the pool deck during these times. There is also a ten-minute adult swim the last 10 minutes of every hour in which everyone under 18 must get out of the pool.
- THUNDER BREAKS will last for 30 minutes beyond the last thunder heard. Everyone must leave the water when thunder is heard; the deck will be cleared when lightning is observed.
- INFANTS AND TODDLERS must wear snug fitting plastic pants. Disposable diapers are not allowed as they frequently break open causing cleaning and filter problems.
- THE POOL PHONE is for emergency use only. The staff will not be allowed to take messages for residents, nor will residents be allowed to use the phone to make calls.
- BIKES & SKATEBOARDS are not allowed on the pool deck.
- NO WALL BALL ALLOWED. i.e, tennis balls/rubber balls, etc. bounced off hard walls

THE LIFEGUARD’S WORD IS FINAL

Hedingham Community Association reserves the right to suspend privileges of members that are not in compliance of the pool rules.

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

UTILITY BUILDINGS

1. All requests for the construction of a Utility Building must be submitted in writing to the Modifications Committee. Change Request forms may be obtained at the Hedingham Athletic Club or via the Internet at Hedingham.org.
2. Residents must submit the dimensions and a sketch of the building to be constructed and indicate on the plot survey of the property where the building will be located.
3. Building material (siding and roofing material) must be consistent with that of the home and be painted the same color. Siding must be horizontal, as on residence, and shingles must match the existing shingles.
4. Please indicate on the request the anticipated completion date, subject to approval.
5. Buildings can be no larger than 8' x 12', preferably 8' x 10'.
6. Construction may not occur until applicant has received written approval from the Modifications Committee.
7. Construction of utility buildings is NOT PERMITTED on Townhome properties.

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YARD SALES

Two Community-wide Yard Sales are permitted each year – one in the Spring, and one in the Fall with dates to be determined by the Board of Directors/Management Company. The Management Company will advertise these Yard Sales in the N&O one week before the date and include a Rain Date for the following Saturday.

Yard Sale hours are from 8:00 a.m. until noon. All items must be removed by 5:00 p.m. the same day.

Residents who put up directional signs must remove them by 5:00 p.m. the day of the sale. This includes all stakes, tape, twine, tacks/pins, etc. used to display the signs.

NO individual yard sales are permitted at any time.

LANDSCAPE PLANS SUBMITTAL CHECKLIST

(Refer to Article IV – Architecture and Landscaping)

1. Format needs to be 8.5” X 11” OR 24” X 36” sheet size. If the plan is submitted as 8.5” X 11” and is found to be too small to evaluate then the Modifications Committee (MC) may request the drawing be resubmitted as 24” X 36”.
2. Site plan with property boundary, footprints of permanent structures, and locations and identifications of every hardwood tree with a diameter of eight inches or more at a height of three feet above grade.
3. Project location (address) and owner’s name should be on the site plan.
4. North arrow, drawing scale, sheet numbers (if more than 1 sheet is submitted) and date should be included in the submission.
5. Planting plan showing locations of proposed and existing plants. Plants should be drawn at mature size.
6. Irrigation plan if irrigation will be installed.
7. Construction details for all structural elements; i.e., retaining walls over 2’ – 6”, pools, decks, etc.
8. All requests for landscape changes will be submitted in writing to the MC (“Change Request Form” may be obtained via the internet (hedingham.org) or from this Community Rules Book.
9. **THE PROJECT MAY NOT BEGIN** until applicant has received written approval from the MC.

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HEDINGHAM COMMUNITY ASSOCIATION ARCHITECTURAL & LANDSCAPE CHANGE REQUEST FORM

Please provide the following information:

Homeowner Name: _____ Date: _____

Street address: _____ Lot #: _____

Telephone: (cell/work) _____ (home) _____

Email: _____

If you are an agent submitting on behalf of a homeowner please complete the following:

Agent Name: _____ Telephone: _____

Type of Agent: _____ Company Name: _____

I am applying for the following improvement(s) to my lot (more than one box may be checked):

- Addition (Space conditioned rooms, garage, sunroom, screen porch)
- Deck
- Fence (be sure to include plat plan, material types, styles and dimensions in submission)
- Landscape (trees, bushes, flowers) Hardscape (walkways, walls)
- Paint – Exterior (color chip(s) required)
- Other _____

Expected start date: _____ Expected completion date: _____

All applications must include the following information if applicable:

- Plat Plan (Showing locations of improvements on the Lot, drawn to scale.)
- Floor Plans and Roof Design (if applicable).
- Type of Materials and Finishes, Colors (Attach samples, paint chips, etc.)
- Photos and Brochures (if available), Exterior elevations (scale drawings).
- Dimensions of improvements.
- Plant Selections (If applicable, include size, variety, etc.)

Neighbor Notification (Note does not imply approval, for notification purposes only.)

Name _____ Signature _____ Address _____

Name _____ Signature _____ Address _____

Name _____ Signature _____ Address _____

No construction, no exterior alteration or modification, and no removal or new planting of trees, or shrubs shall take place and no structure shall be erected except in strict compliance with the Covenants and Community Rules and Regulations until the approval of the appropriate committee has been obtained.

Please provide a description of the improvements to be made. (Use additional paper if necessary.)

Additional Information:

- Any deviation from the approved plan will require resubmission. Any work done differently from the approved plans may result in re-work at the owner’s expense.
- **Approval from the committee is only for compliance with Association’s Covenants and Rules. The Owner is responsible for compliance with any local ordinances and other applicable codes and regulations.**
- Applications (must be on paper no larger or smaller than 8.5” X 11” sheets of paper.
- If you have any questions please contact the Community Manager at (919) 231-9050 Ext.24

It is hereby understood and agreed that approval of this application by the Modification Committee does not constitute approval as to compliance applicable North Carolina law or Wake County Ordinances. It is also understood and agreed that the Committee has 45 days to review and deliver a response on application.

Signature of Applicant _____ Date _____

ARC Use Only

____ Approved as Submitted ____ *Not Approved ____ *Approved with Conditions

*Notes: _____

ARC Member Signature _____ Date _____

Submit your application to:

**If by Mail or Drop off: Hedingham Athletic Club, 2551 Southall Rd. Raleigh, NC 27604
If by Email: Jovon@casnc.com (send as one PDF file only)**

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KEY FOB FAQ

1. I just moved into the community, how do I get a key fob to use the recreational facilities?

Answer: Come to the Hedingham Athletic Club and request a fob at the front desk. Children under age 12 cannot receive cards because they are not old enough to be at the facilities by themselves and must be accompanied by an adult. Any resident requesting a fob needs to bring along proof of residence:

If you are a renter, bring a copy (we can make a copy for you at the athletic club if you need) of your lease agreement. Adults and children over 12 years of age who would like a card must be listed on the lease.

If you are a resident and an adult or child over 12, choose from one of the following options to provide proof of residency:

1. A copy of your driver's license (must have Hedingham address on it)
2. A copy of the deed showing your name on it and the Hedingham address
3. A current piece of mail with your name and Hedingham address on it
4. A copy of your most recent report card showing your name and Hedingham address
5. A signed document from the owner (including a copy of their driver's license) confirming your residency

If you have any questions on what you can use, please ask a staff member.

2. How many people can be listed on the account?

Answer:

For all amenities: Two adult (18 and older) members can be on the account and any children (17 and younger) that are full or part time residents. More than two adult members are only allowed in the event that they are a registered college student of an adult member and can show written proof of **current** student status. A school ID card may not be used as proof of current enrollment.

Update, approved by the Board of Directors 5/16/18:

*First 2 fobs for adults and kids 12 -17 will have full use of all amenities. Each additional fob for anyone 18+ will only be allowed the use of the pools and gym.

*The current rules for the golf club will remain the same as written in the Hedingham covenants: Article XVI, Section 1, Golf Club

*First 2 fobs for adults and the fobs for kids 12 to 17 are free each additional fob will be \$10.00.

*ALL fobs will expire one year from the date you applied for the fob.

3. How do I get a key fob if I lost my old one?

Answer: If you are already in our system and just lost your fob, come to the Hedingham Athletic Club and request a new one at the front desk. Replacement fobs are \$10 each.

4. My key fob is old and doesn't work in the card reader anymore. What do I do?

Answer: Come to the Hedingham Athletic Club and request a new fob at the front desk. Bring your old fob in so we can determine that it does not work consistently. We will replace it for free.

5. We have a nanny/caregiver that takes care of our kids and we want them to use the pool while watching our kids. Can they get a key fob?

Answer: For a fee of \$50 a homeowner can buy a seasonal fob for a designated caregiver for use of the pool only. See the community manager for details.

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6. *Can my children use the workout equipment at the athletic club if they have a key fob?*

Answer: Only children aged 16 and older with a key fob may enter the workout room.

7. *What facilities does my key fob give me access to?*

Answer: Limited free access to the golf course (call the golf course for more information 919-250-3030), access to both swimming pools (Willow Oak Rd. and Grand Traverse Dr.) and the Hedingham Athletic Club.

8. *What are the costs for guests?*

Answer: The cost for guests is \$2 at the pools and \$5 at the athletic club. Contact the golf course directly for current guest rates for rounds of golf. Guests must be accompanied by a resident with a key fob.

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