

**Quarterpath Village Homeowners Association**  
**PO Box 98748 Raleigh, NC 27624**  
**Rules and Regulations**

**Landscaping and Grounds Care**

One of the principal responsibilities of the Quarterpath Village Homeowners Association (“the Association”) is to maintain the appearance of the grounds. The following are guidelines that are to be followed by each homeowner to assist the Association in achieving that goal.

Lawn Care

Mowing, trimming, seeding and fertilizing are the responsibility of the Association. The contractor is not responsible for moving personal property in order to mow, trim, seed or fertilize. In an effort to facilitate mowing, trimming, seeding and fertilizing, personal property including children’s toys should not be left anywhere in the mowing areas. Weeding beds and natural areas not on common ground are the responsibility of the homeowner.

Trees and Shrubbery

Homeowners may plant trees or shrubs in the front of their homes or in the common areas and must receive prior written approval of the Quarterpath Village Homeowners Association Board (“the Board”). Requests for approval should include the following:

1. species and size of shrub or tree
2. specific location of plant as to distance from the house, sidewalk and surrounding trees

The Association is not responsible for the replacement of plantings or shrubbery.

Ivy and Vines

Ivy and other vines should not be planted next to the exterior surface of the houses. They adhere to the exterior surfaces, are difficult to control and interfere with painting. Also, they may attract termites causing damage to exterior wall surfaces. If a homeowner fails to keep vines away from the exterior, the Association will remove the vines and charge the owner for the removal.

Flowers

Homeowners may plant flowers such as annuals in the natural areas in front of homes without prior Board approval. Only low, bedding type flowers should be used. The owner is responsible for maintaining these flowers in a neat manner and for removing dead stalks after the flowering season. No flowers are to be placed in the lawn areas. No masonry borders may be used in front of the homes or in the common areas.

Vegetables

Vegetables may only be planted in pots. Vegetables may not be planted in front of any building, next to or around the houses, or anywhere in the common area.

Lawn Items

No bird baths, ornamental lawn decorations or holiday decorations (excluding tasteful greenery/wreaths) may be placed on common ground or in the front lawn areas. Lawn furniture must be confined to the deck area. Items such as swing sets, dog houses and clotheslines will not be allowed.

### Firewood

Firewood should be stored neatly within the homeowner's rear property boundaries. No plastic coverings (tarps) are permitted. In order to prevent termite, roach or mildew infestation, firewood must be stored so that it does not come in contact with a house or storage building.

### Deck Areas

Homeowners may landscape the rear deck areas with trees, shrubs and flowers without the approval of the Board. However, the owner will be responsible for all maintenance of them. Decks should not be painted or stained with a color. A preservative wood deck sealer such as Thompson's is acceptable. The deck and backyard should be kept in a manner that is not unsightly to neighbors. The Board will make an annual inspection of all decks to ensure that homeowners are in compliance with this policy.

### Play on the Common Grounds

The common grounds may be used for play areas provided there is no damage to grass, flowers, shrubbery, plantings, gazebos and personal property. No sporting or play structures, portable or permanent, such as ramps, monkey bars, swings, teeter totters, basketball backboards, etc., will be allowed. Children will not be allowed to climb the fences, play in planted areas or use the grounds as thoroughfares. Toys must be picked up from the common grounds when play is finished.

### **Exterior of Houses and Miscellaneous Information**

Quarterpath Village is styled after Colonial Williamsburg. As such, the following must be adhered to as a means of retaining our community's uniformity and authenticity.

#### Front of Houses

All front windows, upon replacement, must be thermal paned, six over six or nine over nine double hung with roughly 1 and 1/16th inch fixed muntin (True Divided Light). No clip-in grids will be allowed on the front of houses. However, clip-in grids must be kept in all side and back windows of each house.

Each house must have a standard six-panel exterior solid wood front door and standard six-glass exterior wood storm door.

Shutters can be replaced with either wood or plastic shutters but must match in style and size the shutters being replaced.

Gutters and downspouts may be installed but must match the house trim color.

#### Curtains, Drapes and Window Coverings

Blankets, sheets and other types of makeshift window coverings are considered to be temporary. They must be removed within thirty days after the resident has taken possession of the home and replaced with regular drapes, curtains, blinds or shutters.

#### Outside Lighting and House Accessories

Occupants are responsible for replacing clear glass light bulbs in all light fixtures outside of the home. Light bulbs that have burned out should be promptly replaced. Exterior lighting is important both for reasons of aesthetics and security. Residents are encouraged to leave porch lights on during hours of darkness to provide additional security. The three street lights are the responsibility of the Association.

Outdoor house accessories which change the traditional Williamsburg style should not be used on the houses or storage buildings. It is important to maintain the very simple traditional Williamsburg style on the front of the houses. Window boxes, permanent outside screens (windows and doors), wind chimes, birdfeeders, etc. are not allowed on the front of the houses. Temporary 10"x18" screens may be used during the spring and fall months. Window air conditioners may not be used in any window.

No antennas or satellite dishes may be installed on common grounds without prior written approval from the Board.

### Vehicles and Parking

Only two (2) vehicles are allowed per parking pad. Homeowners are expected to park their cars on their parking pad and not around the semi-circles on Carrington or the circle on Berwickshire. Guests may park around the circles but under no circumstance are their cars to remain there overnight. Do not parallel park overnight or for an extended period of time behind the parking pads or in front of the homes along Berwickshire. Extra vehicles or visitors' vehicles should be parked on Carrington Drive, parking a distance of 25 feet from the entrance to Berwickshire and the semi-circles off Carrington so as not to block the sight-lines of cars entering and/or exiting these streets. No vehicles except those used by the grounds contractor are permitted on the lawns at any time. Absolutely no road vehicles are to be driven across the grassed common areas under any circumstances.

Traffic must slow down when entering or exiting Berwickshire Circle to avoid possible collision with cars, small children and/or pedestrians exiting their parking pads.

Commercial vehicles with signage are not allowed to park on a regular basis in Quarterpath Village. Recreational vehicles such as boats, jet skis, trailers, campers and motorbikes/cycles are not to park or be stored in Quarterpath Village.

Storage is defined as:

- 1) disconnecting a boat, jet ski, trailer or camper from its towing vehicle or
- 2) leaving a boat, jet ski, trailer, camper or motorbike/cycle overnight on any parking pad or in the street of Berwickshire Circle or the semi-circles off Carrington Drive.

### Vehicle Maintenance

Motor vehicles are not to be repaired in Quarterpath Village.

Repairing is defined as:

- 1) any activity that causes a vehicle to be on "ramp stands",
- 2) any activity that causes the vehicle to be jacked up (except emergency tire change where the flat occurred in Quarterpath Village) or
- 3) any engine or brake work other than jumping or replacing the battery.

### Pets

Pets are not to be confined outside on chains/ropes, in fenced-in areas or enclosed on decks. Pets are not allowed to use yards, sidewalks and other pedestrian traffic areas for excretion or elimination purposes. It is against Raleigh City Code to allow your pet to defecate on private property without the consent of the property owner. Under no circumstance will the Association grant permission to a homeowner for their pet to use common grounds for this purpose. Please note: Dogs and cats should not be allowed to roam and must be leashed in accordance with the Raleigh City Code and Animal Control.

### Garbage Pickup, Yard Waste and Recycling

Collection day is every Wednesday for garbage and yard waste and every other Wednesday for recycling. Garbage should be placed in your roll-out 96 gallon cart provided by the City. It should be placed at the curb with arrows on the lid pointed toward the street, ready for pickup by 7 a.m. Roll-out carts should be positioned not less than 5 ft. from mail boxes or other obstacles. Empty garbage carts and recycle bins should be removed from the street by daybreak on Thursday per Raleigh City Code. Items that are too large to fit into the roll-out cart must be scheduled with the City for pickup by calling 919-996-3245.

### Termite Protection

Termite control is the responsibility of each homeowner. If termites or other types of insect infestation are detected in your home, inform the Association so that owners of neighboring homes may be warned of the need for inspection and/or possible treatment. Do not store wood or wood items directly on the ground around the foundations. Vines must be kept off of houses.

### Mailboxes and Fences

The Association is responsible for maintenance of the mailboxes and posts as well as the fences and gates. Individual newspaper stands are not allowed.

No fencing may be installed without prior written approval of the Board.

### Yard Sales

Quarterpath Village Yard Sales will be limited to no more than two (2) per year to be held generally in the Spring and Fall. The Board will establish the yard sale dates each year and notify homeowners well in advance of the event.

Annual Assessment (previously referred to as dues), (Revised October Board Meeting, 2022)

**The Annual Assessment (member's share of HOA expenses) is set at \$155.00 per month starting 1/1/2023**, and is due on the 1<sup>st</sup> of each month, considered late after the 15<sup>th</sup> and can be mailed to the address above. **Payments** received after the 15<sup>th</sup> of the month are subject to a \$15.00 late charge. Any homeowner with **payments** remaining outstanding for more than 30 days is subject to a lien being placed on their property.

### Rules Enforcement

In an effort to preserve every homeowner's investment, it may become necessary for the Board to take action to enforce rules of the Association. The Board is empowered to suspend voting rights in the case of those who disregard rules after a request for compliance is made. As a final resort before initiating legal action, the Board may impose fines up to \$50.00 per day per violation as long as the violation(s) continues.

Homeowners are responsible for the actions of their dependents, guests and tenants. Please remember that any alterations to the exterior of your house (changing the paint color, etc.) requires the review and approval of the Board pursuant to the Restrictive Covenants for Quarterpath Village. Noncompliance with the Covenants and Rules and Regulations of the Association could result in fines and legal action.