

Sans Famille Community Rules

Simple rules to enhance our property values, and the safe enjoyment of the neighborhood.

- **14-mph Speed Limit & Stop Signs**

Observe our 14-mph (maximum) neighborhood speed limit and stop signs.

- **Street Parking**

Parking, or partial parking, is not allowed in the street right-of-way.

Vehicles in violation will be towed, at the board's discretion. Please ask contractors working on your property to park off-street whenever possible.

(Emergency vehicles must have easy access to all homes *24/7*. Large trucks, providing services to the community, need to move around our narrow streets without complex maneuvering).

- **Common Area Parking**

Guest vehicle parking is available in several of the common areas. These spaces must not be used for permanent parking. Vehicles in violation will be towed, at the board's discretion.

- **Yard Lights**

Homeowners must ensure their yard lights remain illuminated (60 watts minimum) during evening & nighttime hours. These are our only streetlights - and are part of our security.

- **Pets**

Do not allow pets to wander from your property unattended. If your pet uses someone else's property or any of the common areas as a rest room - you are responsible for the clean up. (These two community requirements are also City-of-Raleigh ordinances).

- **Property Appearance**

Properties are to be kept neat and tidy. In addition, plantings and shrubbery must be maintained out *of* the common street right-of-way.

- **Quiet Enjoyment**

No obnoxious or offensive activity shall be carried out on the Property, nor shall anything be done which may be, or may become, a nuisance or annoyance to residents within the Property.

- **Exterior Changes**

No changes are to be made to the exterior of your house, including additions and change of color, without the prior approval of the Architectural Committee. Proposals to change paint and/or trim colors will be sent by the Architectural Committee to the Board for approval.

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- **Signs**

No signs, except For Sale/Rent and security-company signs may be displayed on your property.

- **Trash & Yard-waste Collection**

Do not leave trash, yard waste, or recycling containers, in front of your house except on the Wednesday evening prior to Thursday's weekly pick up. (This is also a City ordinance). The City requires that leaves & yard trash are bagged in clear plastic, or placed in garbage bins. Trimmings & branches must be tied into bundles less than 6 feet in length.

- **Yard Trimmings on Common Area**

Do not put yard trimmings, branches, etc. on the wooded common areas in the back of your home. (This material can harbor snakes & rodents, and also represents a fire hazard).

- **Underground Utilities**

Please be aware that some of our utilities are buried close to the surface of the ground. Call "North Carolina One-Call" (1-800-632-4949) before you dig - and then dig carefully.