

Neighborhood

The Sans Famille Community was started back in the 70's and is still a highly desirable place to live. Centrally located near I-40, the beltline, Crabtree Valley, parks, shopping, and extensive medical centers, it is home to a broad spectrum of people inhabiting 100 single-family homes clustered around the main circle and 5 cul-de-sacs. The common areas include landscaped roads, wooded areas behind some homes, and the gatehouse.

Neighbors

There's a lot of pride in the friendly, campus-like atmosphere here on the Rue. At almost any hour of the day there are neighbors out walking, working in their yards, or enjoying the wonderful quiet that can be found here. There is as much of a genuine interest in being good neighbors as there is in keeping home values high. At different times of the year, the community sponsors events like a Fall Barbecue and the Winter Fest when possible. We hope you'll join us! Watch for notices posted at the Gatehouse!

Community

As a homeowner in Sans Famille, you are automatically an active member of the Homeowners Association. An annual meeting is held every April and all residents are encouraged to participate in making suggestions and providing feedback to the small, all-volunteer board. We operate under a simple set of rules & guidelines, which seek to ensure safe enjoyment of homes and neighborhood while enhancing property values.

COMMUNITY RULES

Streets in Sans Famille are lit by yard lights maintained by homeowners (60 watt minimum, please). Please make sure they are kept on during evening and overnight hours.

Trash collection is performed by the City on Thursday mornings and recycling every other week. Yard Waste is collected on non-recycling weeks. The City requires that containers be placed at the curb the day of collection. Please make sure the containers are removed from the street on the collection day.

Pets are a cherished part of the community and for your health and safety we enforce the City's Leash Law and Pooper Scooper Law! For violations call: 919-996-1449.

Parking on our narrow streets is not permitted. Please ask visitors and contractors to use common spaces or park on the street outside of the neighborhood, if possible. If there are no available spaces, please consider moving your vehicle elsewhere so contractors can park in your driveway. Vehicles may be towed!

There are five cul-de-sacs and one median in the Rue. All contain common parking areas which can be used for your visitors.

The Architectural Committee is part of the overall HOA and is assigned the task of reviewing ALL exterior changes to your home. Additions, color changes, and other modifications need to be submitted for approval *before* proceeding with any work. The forms for submission can be found on the Sans Famille website: www.sansfamille.org

The speed limit throughout the neighborhood is **14 mph**. Please ask guests and contractors to observe the limit and help us keep the many walkers safe!

All of our utilities are underground and may be located close to the surface in some instances. Before you dig, please dial "811," and you can talk toll-free to NC811. They will handle everything for you - except the digging part! At no charge, North Carolina 811 will notify all your local utilities, including PSNC Energy.

Please do not place yard trimmings and branches in common areas. Besides posing a fire hazard, it will encourage rodents and snakes to inhabit these areas.

Please demonstrate consideration for your neighbors and control noise and annoyances. We live in close proximity to each other, making this rule very important! No obnoxious or offensive activities may be carried out on the Property, nor may anything be done which may be, or may become, a nuisance or annoyance to residents.

Properties are to be kept neat and tidy. Landscaping must be kept out of common right-of-ways. No signs are allowed in yards, except For Sale/Rent signs and Security signs.

Our neighborhood website contains many pieces of valuable information including covenants, rules, and bylaws. There is also a very convenient contact form to send an electronic message to the HOA Board. If you need anything, please don't hesitate to reach out and ask!