



## **Sans Famille Community Rules**

Please abide by the following rules to enhance property values of our community and ensure a safe environment for the enjoyment of all.

### **Communication**

Upon purchase, all Homeowners who have an email address shall share that address with the HOA. The email address will provide a means for the HOA to quickly share important information with the community and issue invoices for electronic payment. If a homeowner does not have an email address, please notify the HOA immediately.

Homeowners shall provide notice to the HOA Board in advance of any heavy construction (like concrete driveway replacement) on their property. Please note that the existing streets are not designed for heavy vehicles or impacts, and the cost of repairing any damage to community property will be the responsibility of the homeowner.

### **14-mph Speed Limit and Stop Signs**

Our streets are our sidewalks. Observe our 14-mph maximum speed limit and stop your vehicle at all stop signs. Remind your guests to do the same.

### **Street Parking**

All personal vehicles will be parked completely off the street at all times to ensure neighborhood safety. Emergency service vehicles must have easy access to all homes at all hours and to move quickly and safely around our neighborhood.

Professional service vehicles may park temporarily in the street so long as they maintain a clear street passage lane and avoid blocking resident parking.

Alert the Board and your neighbors in advance of planned roof replacements, tree maintenance, or other similar work. If the work will require blocking any part of the street, or utilization of heavy equipment (cranes, dump trucks, backhoes, etc.) please provide the HOA Board with a minimum of 48 hours' notice to inform neighbors and determine if the heavy equipment can be utilized on our streets. Your contractor must also provide signs or personnel to detour drivers for safety. When requested by the Board, provide your contractor's Certificate of Insurance as proof of their liability coverage.

### **Common Area Parking**

Guest vehicle parking is available in several of the common areas. These spaces are reserved for short-term guests of the homeowner and may not be used for resident parking. Short term is defined as one week or less. There is one exception: Residents may temporarily park in the common area spaces to accommodate a guest or service vehicles that require close proximity to one's house.

## **Yard Lights**

Yard lights are our only streetlights and a primary aspect of our safety and security. Homeowners will ensure their post yard lights remain illuminated (60 watts minimum) during evening and nighttime hours.

## **Pets**

Pets may not wander from your property unleashed. You are responsible for the immediate clean-up of pet waste. (These two community rules are also City of Raleigh ordinances.)

See these City websites for additional information:

- <https://raleighnc.gov/safety/services/pooper-scooper-law>
- <https://raleighnc.gov/safety/services/dog-tethering-ordinance-and-leash-law>

## **Property Appearance**

All properties will remain neat and tidy during all seasons of the year. The definition of “neat and tidy” includes mowed or cut grass, removal of inoperative or unregistered vehicles, removal of temporary storage units in a timely manner, trimmed plants and shrubbery that do not grow into the common street right of way nor block driver/pedestrian view, removal of dead plants and shrubbery, tall grass, and removal of weeds.

## **Temporary Storage Units**

The homeowners’ drives and parking areas are to accommodate licensed vehicles and quiet enjoyment. Unless there are extenuating circumstances, minimize the use of private drive and parking areas for temporary dumpsters, storage, etc. If there are extenuating circumstances requiring a use period of more than 30 days, please inform the Board about the situation so that they can properly respond to any questions or concerns from other homeowners.

## **Quiet Enjoyment**

All residents will be sensitive to their neighbors and limit the noise level of activities on properties.

## **Exterior Changes**

Any change made to the exterior of your house must approved prior to implementing the change. Exterior changes requiring Architectural Committee review and HOA Board approval include: additions/deletions to the following: your home, enclosures of existing structures, exterior materials and colors, permanent structures like fences and retaining walls, and plantings that function as fences.

Please visit the Sans Famille website topic “Architectural Changes” for additional information:  
[http://www.sansfamille.org/?page\\_id=42](http://www.sansfamille.org/?page_id=42)

## **Trash and Yard-waste Collection**

Our community follows the City of Raleigh ordinances related to trash, recycling and yard-waste pick up. All containers may be placed in front of residences on the evening prior to collection day and should be retrieved in the evening after collection day. (Currently, receptacles may be placed in front of houses on Wednesday evening for Thursday pick up.)

Please see the City’s website for additional information about the pick-up schedule, acceptable containers, etc.: <https://raleighnc.gov/solid-waste-services/service-unit/yard-waste>

### **Yard trimmings in Common Areas**

Yard trimmings may not be placed nor blown into common areas in front of or in back of homes.

### **Underground Utilities**

Some of our neighborhood utilities are buried close to the surface of the ground. Call 811 no less than three days before you dig. After utilities are marked, digging carefully remains important.

### **Consequences for Failure to Adhere to Community Rules**

Please abide by the community rules outlined above to enhance property values of our community and ensure a safe environment for the enjoyment of all. If a resident does not adhere to one or more of the Community Rules, the HOA Board may:

- Contact the homeowner to discuss the importance of adherence to the Rules.
- Have a violating condition remedied and assess the homeowner for the cost of the work.
- Assess incremental fines.

*Rules updated as of 5/17/2024 by the Sans Famille Homeowners' Association*