

PADDINGTON HOMEOWNERS ASSOCIATION **GUIDELINES, RULES & STANDARDS**

INTRODUCTION

The rules of this community were put in place to ensure that each resident would be able to live in harmony and peace. The HOA Board of Paddington wants everyone to feel welcome, safe, and secure.

Our rules are derived from the laws of North Carolina, Granville County and the City of Creedmoor. In addition, we have Covenants and Bylaws for our community. Because of recent violations of many of these rules, the HOA Board felt the need to send out a reminder to all residents of the Paddington HOA Standards and Guidelines, duly summarized in this document.

Architectural Review

The Architectural Committee is tasked with reviewing modifications to the state of properties in Paddington to ensure that changes do not have a significant negative effect on the values of adjoining properties within the community. All external changes to homes and properties must be requested through the property management company using the proper procedures. An approval from the Architectural Committee must be obtained before any work can begin. This includes, but is not limited to the following:

- Installation of antennas, balconies, basketball hoops, decks, driveways, exterior lighting, fences, gazebos, patios, parking pads, raised gardens, retaining walls, sidings, sun rooms, tree removal, and walkways. ***Repairs or restorations of existing structures do not require approval.***
- Painting or replacing doors and windows (including shutters). ***Re-painting faded paint with the same color or repairing/replacing damaged doors do not require approval.***
- Major Landscaping
- Any other activity that considerably alters the state of the property. When in doubt, submit an Architectural Review Request.

**The homeowner must control the conduct of the contractors while working on the home. Loud music, profanity, and other unbecoming behavior are not welcome. Work must begin after 7:00 AM and end by 7:00 PM, unless there is an emergency. Work sites must be maintained in a clean and orderly manner at all times. All leftover construction materials need to be removed from the area after completion of work.*

Animals and Pets

Animals, especially livestock, or poultry shall not be raised, bred, or kept in any lot, or common areas and facilities. Dogs (2), cats (3) or other household pets may be kept in the homes. No stable, dog run, poultry house or other similar structure is allowed on any lot.

When not in the home, dogs, cats and other household pets must be on a leash, be carried or otherwise restrained. The pet owner is responsible for cleaning animal waste, when the pet answers the call of nature, in all areas of the subdivision.

Basket Ball Hoops

Portable hoops must not block traffic. Permanent, in ground, hoops must be approved by the Arch Committee before installation, hoops attached to the home are not allowed. All hoops must be maintained on a regular basis.

Bikes and Play Equipment

These must not be left on the street or front yards. Please ensure that all such equipment is stored properly.

Children

Children are to be supervised at all times. Supervising adults must ensure adherence to the rules and regulations of the community, and will be responsible for damage to the personal property of others.

Clothes Lines

Outdoor clothes lines, of all types, are not allowed in the community.

Flags / Decorations

A pole with a flag is allowed, provided that it is not offensive, in any way, to individuals or specific groups. Seasonal, holiday flags and decorations may be displayed during the season / holiday. ***Any flag poles detached from the home must be approved by the Architectural Review Committee.***

Fences

Fences must not be higher than six (6) feet at the highest point and follow the natural grade of the land. All fences must be or within two (2) inches of the property line, unless impractical or a major obstruction exists. All fences shall be in compliance with the Paddington Covenants. Fences may not extend past the middle point of each side of your home unless it is to cover the air conditioning units. Chain link fences are not allowed. Please check you plat plan for any easements on your property, fences cannot be built over easements.

Firewood

Please ensure that all firewood is kept out of view and away from wooden fences and structures.

Garbage

Garbage cans should be stored (on non-pickup days) out of site or inside a fence. ***Garbage must be inside the can, not spilling over to the ground.*** Do not put furniture, metal, construction debris, etc., at the curb. Call your local waste department to make arrangements for removal.

Mailboxes

Mailboxes must be maintained by the homeowner and in compliance with the Paddington Covenants.

Noise

The City of Creedmoor has a noise ordinance. Please keep your noise down after 9 PM and before 6 AM as a sign of respect for your neighbors.

Parking

On street parking is limited to guests or residents. Vehicles must only be park in appropriate parking areas (garage, driveway, park pads or the street). ***Vehicles are not allowed to be parked on the grass, whether in a private lot or the HOA common area. Vehicles should not block your neighbor's driveway or be parked across each other on the street, hindering vehicular traffic or***

emergency vehicles. Current registration and tags must be visible. Inoperable vehicles must be removed. In case of any violation, vehicles may be towed at the owner's expense or a daily fine may be imposed by the HOA Board after a due process hearing.

Balconies/Decks/Patios/Porches

Only patio type furniture may be kept on a balcony, deck, patio, or porch. Laundry, towels, or bathing suits may not be left to dry. Storage containers may not be placed or stored on a balcony, deck, patio or porch.

Play Equipment

Such equipment must not be left in the front yard or driveway.

Vehicles and Trailers

Maintenance or repairs may not be done in the driveways or streets.

Inoperative, abandoned or non-licensed (including expired registration) vehicle, of any type, shall not be stored on any lot or street within the community. Boats, trailers, campers, commercial and all other similar vehicles may not be parked in the street. They may be parked in a garage or area screened from the street.

Structures and Shed

These buildings need to be in the backyard or screened by shrubbery or trees from the road. Any building in disrepair must be repaired or removed from the property.

Signs

Signs, except one "for sale" or "for rent," shall not be displayed to the public from any lot without the prior written consent of the HOA Board. This includes religious and political signs. A sign announcing a garage sale may be placed at your home 24 hours prior to the sale and must be removed within 24 hours of the sale ending.

Speed Limit

The speed limit in the community is 25 mph.

Storage Tanks

No exposed, above ground tanks will be allowed.

Yard Sales

Contact the Property Manager for approval. Excessive traffic may be considered a nuisance to other residents. A sign announcing a garage sale may be placed at your home 24 hours prior to the sale and must be removed within 24 hours of the sale ending.

ENFORCEMENT

Each resident shall comply with the Covenants, Bylaws and additional rules voted on by the HOA Board. Failure to do so shall result in a due process hearing where a minimum fine of \$25.00 per day, per violation may be assessed against the resident's account. Refusal to pay the fine(s) will result in a lien against the property. This is not the desired outcome of the HOA. An adverse

decision on a violation may be appealed in writing to the HOA Board through the Property Manager. However, the decision stands pending the result of the appeal. Future notices of a violation that is similar violation in nature shall result in an increased fine of up to \$100 per day, per violation, until the issue is remediated by the resident.

POOL RULES

Pool Season: Memorial Day through Labor Day unless otherwise approved by Board. Regular pool hours are from 8 AM to 9 PM. Early pool users may use the pool starting at 7 AM.

- The pool house has a new access, alarm and surveillance system that is monitored by CPI. The alarm is automatically set to arm at 10 PM and disarm at 6 AM. You may access the main entrance at 7 AM with your new key card. The fence gate is only for emergency use. Your key card will not be able to open it.
- The pool house and its surrounding area are under 24-hour video surveillance. No one is authorized access to the pool house between 10 PM and 6 AM unless on approved official business or in an emergency. Violators are subject to arrest for trespassing and ALL RESIDENTS in the household of the violator (on the first offense) will automatically lose pool privileges for the remainder of the season. Surveillance video may also be used by local authorities or the HOA Board to file charges.
- No lifeguard is on duty at this pool. Residents and guests use the pool at their own risks. The HOA will not be responsible for any accidents or injury in or around the pool, and assumes no responsibility for lost or stolen items. Use of the pool indicates acceptance of these conditions.
- Residents are responsible for the conduct of their family members, guests, tenants and guests of tenants. The HOA Board may revoke pool privileges for any rule infraction. This will result in the inactivation of the resident's key card. ***The HOA Board may revoke pool privileges for rules infractions and non-payment of dues.***
- Any damage to the facility or clean-up expenses will be charged to the responsible resident.

Other Considerations

1. Failure to adhere to the rules may result in loss of privileges to use the facility for up to 12 months as determined by the Paddington HOA Board of Directors.
2. Residents with assessment accounts that are 90 days past due will lose pool use privileges.
3. A new access card will be issued for the 2022 pool season. After the initial issuance, access cards may be obtained from the Pool Manager (Michy Meyers) or the Property Manager's office. If the access card is lost, a \$25.00 fee will be charged for a replacement. Only one access card is issued per household. Access cards shall not be shared with non-residents of Paddington or residents with suspended access.
4. The state of North Carolina stresses that children less than 14 years of age should be accompanied by an adult. For this reason, Paddington HOA requires that children under age 14 be accompanied by an adult (defined as someone who is 18 years or older, and is the parent, legal guardian, or relative). Unsupervised children will be required to leave the pool area.
5. Guest Policy: A household may bring a MAXIMUM of two guests to the pool at a time. Residents must accompany their guests and remain with the guests at all times. If the resident leaves, the guests must leave.

6. Glass containers are not permitted in or around the pool. If broken glass is found in the pool, the pool must be closed, drained, cleaned, and refilled. These costs will be charged to the responsible resident. Surveillance video will be used to help identify any violation.
7. No pets are allowed inside the pool fenced area.
8. No smoking is allowed inside the pool fenced area.
9. Please shower before entering pool in compliance with the NC Health Code.
10. Food and ***alcoholic beverages are not permitted*** inside the pool fenced area. Plastic and metal beverage containers are permitted. Please put these items in the trash after use.
11. Proper bathing attire must be worn in the pool. Diapers, cutoffs and shorts are not allowed in the pool.
12. All children who are not potty trained must wear little swimmers, ***not disposable diapers***. This is a Granville County rule and any accidents will result in the pool being closed until cleaned and tested. The responsible resident will be charged for the pool clean-up. Loss of privileges may occur at the discretion of the HOA Board.
13. No one with an infectious disease, inflamed eyes, nasal or ear discharge, open wounds or bandages will be allowed in the pool. Use of the pool by such persons violates Granville County Health Code and will result in pool closure. Pool use privileges may be suspended.
14. Wheeled vehicles such as skateboards, bicycles and strollers are prohibited in the pool fenced area.
15. Abusive and/or profane language, running, wrestling, pushing, or rough play is not permitted in the pool or the pool fenced area.
16. No rafts, floats or other large devices are allowed in the pool.
17. Electronic equipment such as radios and CD players brought to the pool fenced area should be played at a low volume.
18. All gates /doors must remain securely locked at all times even when using the pool facility.
19. No diving is allowed.
20. Members of the Paddington HOA Board have the authority to ask people to leave the pool area immediately and disallow people from the pool for the remainder of the day, or an appropriate period of time as determined by the HOA Board in a formal hearing.
21. Any and all applicable local and state laws shall be followed. No rule in this document shall conflict with any local or state ordinance.

Severe or Questionable Weather Policies

Thunder clouds and lightning are serious weather conditions. Water is a natural conductor of electricity. Being in the pool or touching water may result in serious injury or death during a lightning strike.

1. The pool shall be considered closed at the sound of thunder, the sight of lightning, or if rainfall is heavy that the bottom of the pool is not visible from the surface. All individuals must leave the area immediately surrounding the pool.

3. It is the responsibility of residents and their guests to monitor weather conditions.

4. The pool may be reopened thirty (30) minutes after the last sound of thunder and sixty (60) minutes after the last sighting of lightning.

5. *It is the responsibility of residents to comply with and enforce these rules.*

I/We, _____, have read and agree with the Pool
(print names of homeowners)

Rules and will ensure my household's compliance.

Signatures

Date

Physical Property Address:
