

Community Rules

Chesapeake Landing Condominiums

Trash Disposal: Do not leave trash bags on balconies, front stoops, or in common areas. A trash dumpster has been placed in central areas for this purpose. Only household trash is to be placed in the dumpster. Plastic trash bags are recommended to avoid odors, leaking and animal problems. Large items such as appliances, furniture, etc., may not be placed in or around the dumpster. Residents caught disposing of such items in this manner may be fined up to \$100 for removal fees.

Recycling: Recycling is picked up by the Town of Cary every other Wednesday. The recycling bins are by the dumpsters. Only place approved recycling materials in the recycling bins. Approved recycling materials should be loose in the bins and not in plastic bags. Cardboard boxes should be flattened before being placed in a recycling bin. Pizza boxes (with food residue) cannot be recycled and go in the dumpster. Any items that will not fit into the recycling bin should be put in the dumpster – do not leave anything on the ground beside the recycling bins.

General Cleanliness: Clean up after yourself any time you make a mess in the common areas. Keep stairwells free of clutter. Store all personal belongings inside your individual storage closet. Nothing will be stored under the stairwells except items approved by the board for common use, i.e. recycle bin or ice melt.

Front Entrances

1. The front entrances are a prominent part of the structure of the condominiums and therefore need to be aesthetically appealing. Planters and other outside décor that are reasonable in size and do not impede access/egress for any neighbors are allowable. For safety reasons, no potted plants, planters, or other objects can be mounted on the painted railings/banisters.
2. The front entrances serve as a fire exit and should be kept clear of clutter and debris including carts, bicycles, carriages, firewood, trash, recycling, toys, etc.
3. Firewood may only be stored on the back porch – not by the front door. Firewood must be stored 18 inches from all wooden structures and must be mounted on a heavy plastic or metal rack/stand to prevent insect problems. The maximum amount of firewood is limited to ¼ cord (2' x 2' x 8').

Pets: Dogs, cats and all other domestic pets are allowed, provided they do not disturb or annoy residents. Pets shall not run loose nor may they be chained in common areas. The

Town of Cary leash law shall be adhered to. Pets should be walked in wooded/natural areas away from the buildings and shrubs. Pet owners are responsible for properly disposing of their pet's feces (pooper scoopers and zip loc bags are recommended). Do not throw feces into grass or mulched areas; place it in a garbage can. Do not feed stray cats and/or wild animals.

Noise: All noise levels must be kept to a minimum after 10:00 PM. The Town of Cary has an ordinance prohibiting loud, outdoor noise after 9:00 PM and shall be adhered to. Car radios should be monitored while inside the condominium grounds. Car radios/stereos may not be played above normal conversational level while inside Chesapeake Landing Condominiums. Horn blowing is not permitted.

Vehicles: Cars, trucks, motorcycles, and all other motorized vehicles, except those used by the grounds contractor, and bicycles are not permitted on the lawns at any time, and they are prohibited on common grounds and sidewalks. Violators may be fined and will be held financially responsible for all damages incurred to curbs, lawns, trees, shrubbery, and underground pipes. Extraordinary repair or maintenance of passenger vehicles or any other type of vehicle on common grounds is strictly prohibited and shall result in towing at the owner's expense. Vehicle repairs should be kept to a minimum. Any damage caused is charged back to the unit owner, i.e. oil damaging the asphalt. No automobile parts, trash, or accessories may be left on common grounds. Motorcycle kickstands should be protected to prevent holes in asphalt.

Parking: No vehicles other than passenger vehicles may be continuously parked at any time in the parking lots. Only one (1) car at a time is allowed in each space. Each CL unit is assigned one parking space and is allowed one visitor space. Assigned parking spaces are numbered. Visitors are allowed to park in un-numbered spaces only. Remember that parking spaces are limited. Be considerate of your neighbors when you have a guest. None of the following vehicles shall be parked, stored, or allowed to remain in the parking lots: moving trailers, utility trailers and cookers; vehicles with an expired inspection sticker; unlicensed, abandoned, or disabled vehicles; step vans and custom vans that are not primary means of transportation; commercial vehicles larger than one ton; and dirt bike motorcycles. Boats and/or trailers and recreational vehicles (campers, motor homes, etc.) may be parked at the designated area in the pool parking lot.

Towing: Cars illegally parked will be towed at the owner's expense.

Children: Reasonable supervision of children by a responsible adult should be exercised at all times, especially in the tennis court and pool areas.