

**PORTO FINO HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS**

1. **GENERAL:** The following rules and regulations are designed to make living at Porto Fino pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital.
2. **DUES:** Annual Homeowner dues are due and payable between the first and last day of January of each year. Any homeowner who is in arrears will be charged a \$20.00 late fee for each month that they are in arrears and be subject to a judgment and lien against them in Wake County Court.
3. **ALTERATIONS:** Prior to any exterior (grounds and/or structural) alterations, additions, house color changes (such as fences, room additions, storage buildings, dog houses, tree removal, plantings, etc.) an architectural request for approval form must be submitted to the Architectural Committee for approval. The Architectural Committee, at its sole discretion, may or may not approve of any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.
4. **PARKING:** No inoperable or unlicensed motor vehicles shall be parked on any lot or dedicated subdivision street. Residents shall not park personal vehicles in the streets of Porto Fino. No boats, trailers, recreational vehicles or vehicles other than cars and pickups shall be parked in Porto Fino so as to be visible from the street. Any such vehicles shall be parked inside a garage or in an area screened from view of anyone on the streets in Porto Fino.
5. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.
6. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.
7. **NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Porto Fino. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11 pm and 8 am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted. The management office or a member of the Board of Directors should be contacted the next business day.
8. **RENTERS:** All renters must comply with the rules, regulations, and by-laws of the Association and should be properly informed of these responsibilities by the owner of the unit.
9. **SIGNS:** Only standard size AFor Sale@ or AFor Rent@ signs are allowed on the property and only one sign per home is permitted. Signs are not allowed to be placed in the Common areas. Political signs are not allowed.
10. **PETS:** Dogs, cats, and other domestic pets are allowed, provided that they do not constitute a nuisance or annoyance to the neighborhood. Any inconvenience, damage, excrement, or unpleasantness caused by any pet shall be the sole responsibility of the owner. All dogs and cats shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. These requirements are in accord with the Wake Forest Leash Ordinance. Dog pens or dog runs are not allowed. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.
11. **ANTENNAS/SATELLITE DISHES:** No television or radio antennas of any type are permitted. Satellite dishes must be less than 24 inches in diameter and should not be visible from the street.

12. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.
13. **SWIMMING POOLS:** Above ground swimming pools are expressly prohibited.
14. **HAZARDS:** The discharge of firearms is not permitted at any time within the boundaries of Porto Fino.
15. **CLOTHES LINES:** Outside clothes lines are expressly prohibited.
16. **MISCELLANEOUS ANCILLARY USES:** All recreational and playground equipment, including, but not limited to, swings, swing sets, merry-go-rounds, play pens, and sandboxes, toys, etc. shall be located in the rear yard of the home and must be kept in neat order.
17. **MAINTENANCE OF LOTS:** Yards and lawns should be maintained in a neat and orderly manner. Grass should not be allowed to exceed 8 inches in height. If a homeowner fails to maintain his property in a neat and orderly condition or otherwise neglects his property and allows unsightly conditions to develop, the Board, after thirty (30) days written notice to the owner, may, but is not obligated to take steps to remedy the problem at the owner=s expense.
18. **COMMON AREAS:** Every Homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. i.e.: Please do not curb your pets in the common areas.
19. **TRASH/TRASH CONTAINERS:** No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. No garbage, trash, debris, leaves, or other materials shall be burned on any lot. Trash containers and trash must be kept in the garage or in the back of the house and not visible from the street or adjacent lot. Trash and containers must not be put out ahead of the regular schedule and should not be left out after the day trash is collected.
20. **TRASH COLLECTION:** New Residents should call the town of Wake Forest @ 554-6100 to get a roll out cart as well as a recycling bin if one is not at your home.
  - A. Containers for yard waste: Yard waste will be picked up on Wednesdays with the regular trash. It should either be put in clear plastic bags or in a receptacle marked YW, and placed on the curb. The city will not pick up trash unless it is in the proper receptacle. **PLEASE DO NOT PLACE CURBSIDE TRASH OUT UNTIL THE NIGHT BEFORE PICKUP BECAUSE THE WIND WILL BLOW IT OR ANIMALS WILL GET INTO IT AND IT LOOKS BAD. ANYONE PLACING TRASH OUT PRIOR TO THE ABOVE, WILL BE SUBJECT TO A FINE.**
  - B. Bulk Pick up: Bulk trash pick up can be scheduled for Wednesdays by calling The Town of Wake Forest by 2:00 p.m. on the Tuesday before.
  - C. Recycling: The Town of Wake Forest provides green bins and pick up service for recyclable items (glass, newspapers, plastic containers, etc.) every other Wednesday. Recycling bins should be kept inside. **RECYCLING BINS ARE NOT PERMITTED IN THE FRONT OF YOUR HOME AS THEY ARE UNSIGHTLY. TRASH CARTS MUST BE STORED EITHER BEHIND YOUR HOME OR IN YOUR GARAGE, OUT OF SIGHT FROM THE STREET. TRASH CARTS MUST BE ROLLED BACK BEHIND YOUR HOME BY SUNDOWN OF THE DAY AFTER PICK-UP. VIOLATORS WILL BE SUBJECT TO A FINE.**

**VIOLATORS OF THESE RULES AND REGULATIONS WILL BE SUBJECT TO A FINE BY THE BOARD OF DIRECTORS**