

# WEDGEFIELD

## Rules & Regulations

Managed by Southeastern HOA Management  
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# HANDBOOK FOR THE WEDGEFIELD HOMEOWNERS ASSOCIATION

**Introduction:** This handbook is provided for the use of the homeowners and tenants at Wedgefield. It contains many of the policies, rules, and regulations, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find any errors, but if you do, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of the Wedgefield Homeowners Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by the law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire regime known as Wedgefield. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

# **RULES & REGULATIONS**

## **WEDGEFIELD**

1. A 25 MPH Speed Limit within Wedgefield shall be adhered to by residents and guests.
2. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made by letter from time to time.
3. No trailers, tent, shack, garage, barn, outbuilding or similar type outbuilding shall be placed, erected, or allowed to remain on any lot without approval from the Board of Directors. No structure of a temporary nature shall be used a residence temporarily, permanently, or otherwise.
4. No commercial, noxious, or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. All lots are to be used for residential purposes only. It is prohibited to run any type of business out of your home. Tractor trailer trucks are prohibited to be parked on any street in the community.
5. No animals or poultry of any kind, except common pets, shall be placed, bred, or kept on any part of the premises. No dangerous dogs, including but not limited to, pit bulls, Rottweiler's, Dobermans, Chows and German Shepherds nor any dog whose lineage includes any part of any said breeds, nor any dog that has at anytime bitten a person, nor any dog that has been trained as an attack dog, shall be permitted on the premises. There shall be a maximum of two (2) dogs or two (2) cats or a combination of are allowed per lot.
6. No pets are to roam freely throughout the neighborhood or in the yard. All pets are to be on a leash at all times when they are outside your home and/or your fenced in back yard.
7. No automobile and motor vehicle may be dismantled, repaired or stored on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property for over thirty-five (35) days. Commercial vehicles, camper trailers, recreation vehicles, trailers, and/or boats shall be stored at the rear of the residence on a concrete pad and enclosed by a privacy fence.
8. Residence parking on the streets is prohibited unless entertaining.
9. Any modification, building, fence, wall, in-ground pool or other structure shall not be commenced, erected, replaced or maintained upon the properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and

specifications showing the color, nature, kind, shape, height, materials, and location of the same shall have been submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event that the Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and will be deemed in full compliance with this regulation.

10. Only wood, wrought iron and vinyl fences, measuring no more than seventy-two inches from the ground may be erected on any lot. No fence or wall shall be erected or maintained nearer to any street than the rear corners of the home. No fence shall exceed six (6) feet in height. Chain link fences are prohibited. For all wooden fences the finished side must face the exterior of the lot and the bracing must face the interior of the lot.
11. Satellite or dish antenna must be placed at the rear of the home or the rear corner of the lot. The dish cannot exceed twenty-two inches (22") in diameter.
12. No signs other than a "For Sale" or "For Rent" sign shall be displayed on any lot.
13. Signs, of any kind, cannot be taped to any painted pole or street light.
14. No mailbox of any type or nature shall be permitted on the premises without approval. If the mailbox is destroyed, damaged or falls into disrepair, the owner shall replace the mailbox with one of identical make, type and color. All mailboxes and post must be black. The style mailbox for Wedgefield is called Square King and can be purchased at Zaruba Mailboxes 919-422-3290.
15. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
16. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.
17. Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds, and shrubbery trimmed. Exterior should be free of mold and mildew and pressure washed as needed and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish.

18. Parents are responsible for their children and their actions at the bus stops and anytime throughout the community. Children must be accompanied by an adult when at the community Park. Please do not leave trash when visiting the park and be respectful of all houses around the park.
19. It is prohibited for children and/or adults to be on another residence property without the permission of that homeowner/tenant.
20. Trash bins shall be placed at the street no sooner than the night before the day of pick up and must be removed no later than the evening of trash pickup day.
21. If at any time you see suspicious activity in the community please contact your local police department.
22. Please report stray animals to Animal Control. All animals should be on a leash at all times when outside the home.
23. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook.
24. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

Wedgefield Association Rules  
Reporting Violations Guidelines and Suggestions

- 1) To report an emergency call 911
- 2) To report a malfunction or request a high priority repair call Southeastern HOA Management at 910-493-3707 or email to [info@southeasternhoa.com](mailto:info@southeasternhoa.com)
- 3) To report a violation of Rules or Covenants call Southeastern at 910-493-3707 or email to [info@southeasternhoa.com](mailto:info@southeasternhoa.com)
- 4) If there is a concern with a neighbor it is always advisable to discuss the concern in a professional and calm manner with the neighbor before asking the management company or Board to intervene. If discussion does not work then call or email