



# CHARLESTON MANAGEMENT

ESTABLISHED 1993

Managed by:  
Charleston Management Corp  
PO Box 97243  
Raleigh, NC 27624  
919-847-3003

## Welcome to Crown Oaks at Midland TOA., Inc.



## Association Information

### General Information

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<b>Total number of units in project when completed</b>	135
<b>Type of home</b>	Townhome
<b>Year built</b>	1984
<b>Builder</b>	Various
<b>Does the homeowner contact the trash vendor directly for service?</b>	Yes (City of Raleigh)
<b>Landscaping Day (*Please note that days are subject to change)</b>	Thursday
<b>Is there an outdoor irrigation system?</b>	No
<b>Is there extra storage available?</b>	No
<b>Parking spaces per home?</b>	2
<b>Type of parking for each home?</b>	Assigned Parking Lot

<b>Is there on-site staff?</b>	No
<b>How frequently does the HOA Board of Directors meet?</b>	Every Other Month
<b>Streets Public or Private?</b>	Private
<b>Does the property offer recycling?</b>	Yes (City of Raleigh)
<b>Recycling Pick Up Day</b>	Same as Trash Day
<b>Is a termite warranty included in the assessments?</b>	Yes
<b>When is the Annual Membership Meeting held?</b>	November
<b>Towing Information:</b>	Ace Towing
<b>Contact for Warranty Issues (such as interior):</b>	n/a

## **Property Specifications**

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<b>What facilities are included in the common areas?</b>	None
<b>Number of phases</b>	4
<b>Type of construction</b>	Residential
<b>Type of siding</b>	Aluminium
<b>Type of roof</b>	Shingle
<b>Mailbox Specifications</b>	mail kiosk - box assigned to each unit
<b>Pool/Clubhouse Address</b>	N/A

## **Association Dues and Assessments**

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<b>There are no unsatisfied judgements against the association, except as follows (identify creditor and amount):</b>	none
<b>Special assessments</b>	no
<b>Assessments include</b>	common areas, roofs: paint, replace and care, gutters, downspouts, ext. surfaces, streets, entrances, and management
<b>Assessments due date</b>	1st of each month late after 30 days
<b>The association does/does not have a blanket hazard insurance policy</b>	Nationwide Carter Glass 919-781-1973 ACP 2283463723
<b>How are the assessments billed?</b>	monthly
<b>Additional dues</b>	no
<b>Is automatic draft available?</b>	yes -request form available to homeowners only at bottom of this page
<b>Where do I mail my payment?</b>	use payment coupon or mail to: PO Box 97243 Raleigh, NC 27624

**Can I pay by credit card?**

yes - registered users can click Payment Assessment Options or [www.charlestonmanagement.com](http://www.charlestonmanagement.com) and click Online Payments

## **Listing and Selling Information**

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<b>Is the master association completed?</b>	n/a
<b>Has control of the HOA been transferred from the developer to the unit owners?</b>	Yes
<b>Is any part used for commercial purposes?</b>	No
<b>Does the association have any other restrictions?</b>	Yes - Home Businesses Not Permitted
<b>Is there a pet policy?</b>	No
<b>Does the association have a lockbox policy?</b>	No
<b>Are rentals allowed by the association?</b>	Yes
<b>Is there a policy for satellite dishes?</b>	Yes
<b>Are open houses allowed by the association?</b>	Yes
<b>Are for sale signs allowed to be displayed on the property?</b>	Yes (Directly in Front of Home Only)

## **Association Documents**

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ACH Draft Authorization Form	Architectural Guidelines	Architectural Request Form	HB 278 Right to Mediation
Maintenance Responsibility Chart	Maintenance Responsibility Chart	Midland ARC Application	Midland Approved Door Styles
Midland Bylaws	Midland Covenants	Parking Guidelines	Rules and Regulations

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## MIDLAND TOWNHOMES

### ITEMS REQUIRING REPAIRS -ASSOCIATION'S RESPONSIBILITY

Asphalt Paving

Siding

Curbs & Gutters

Exterior Storm Sewer Lines

Exterior Water & Sanitation Lines

Exterior Wood & Trim (Except if damaged by homeowners negligence)

Gable end Vents

Gutters & Downspouts

Mailbox Houses

Parking Areas, Sidewalks, Curbs, & Utilities

Parking Lot Lights

Painting Exterior (On community schedule only)

Fences & Gates (Originally Installed by Builder)

Signs (All original community street signs)

Trees In Common Areas

Roof Replacement

Wood Decks (Original with home)

Stoops & Steps (Original with home), Except in cases of settling

Under Eave Air Vents (Soffit)

Window & Door Encasements

## MIDLAND TOWNHOMES

### ITEMS REQUIRING REPAIRS -HOMEOWNER'S RESPONSIBILITY

Attic Fan

Chimney Caps

Concrete Patio Pads

Foundation Components

Door Buzzers, Bells, Knobs

Light Fixtures

Exterior Windows/Doors: Storm doors, windows, storage area doors, etc.

(All must be pre-approved for style, etc. by the Architectural Committee before installation)

Air Conditions/Heat Pumps, Compressors, Drain (Condensate) Lines, &

Concrete Pads

Exterior Handrails

Interior Plumbing Pipes & Fixtures

All Electrical Wiring

Pressure Reducing Valve

Removal Of Animals From Home - Including Pest - Except Termites

Tree Removal from Owner's Property (Pre-approval is required before removal)

Tree Removal In Front/Back Yards (If planted by the homeowner - Pre-approval is required)

Water/Sewer Pipes Within The Walls

Window & Door Glass and Screens

Expenses For Repairs/Painting To Any Addition Of Roofs, Siding, Decks, & Railings (Other Than Original To Home)

Waterproofing Of Foundation Walls

Exterior Water Faucets

Additional Gate Hardware As Installed By Owner

House Numbers

MIDLAND HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS

PAST DUE MONTHLY INSTALLMENTS  
OF THE ANNUAL ASSESSMENT

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I. (a) A fee of \$5.00 will be assessed to defray the costs of collections for each payment of the monthly installment of the annual assessment not received by the 30th day of the month at the office of the management company.

(b) This late fee will accrue on an outstanding balance of one month's assessment (\$35.00).

(c) The \$5.00 fee supercedes the 8% per annum interest rate charge set in Article IV, Section 8 of the Declaration of Covenants, Conditions, and Restrictions.

(d) Remedies for collection shall be as stated in Article IV, Section 8 of the Declaration of Covenants, Conditions and Restrictions.

PARKING/DRIVING ON COMMON AREAS

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II. There shall be no driving or parking of motor vehicles upon the common areas of the Association not so designated for vehicular travel and/or parking. Those areas so designated for vehicular travel and/or parking are streets, driveways and paved parking areas. Under no circumstances shall motor vehicles be driven or parked upon lawns or natural areas except for routine maintenance of said areas. (This means that if your lawn is damaged due to a moving van, a load of firewood, or any type of excessive wear or damage caused by negligence, that the individual homeowner can and will be held liable for repair.)

PARKING RIGHTS

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III. (a) As stated in Article II, Section 4 of the Declaration of Covenants, Conditions and Restrictions, owner of each lot is entitled two automobile spaces, one being as near and convenient to said lot as reasonably possible. Please refer to this article.

(b) Please ask visitors to park away from the buildings.

(c) Vehicles illegally parked will be towed from the complex at the owner's expense. Vehicles not in operable condition or not properly tagged will be towed from the complex at the owner's expense.

BOATS, CAMPERS, TRAILERS, AND LIKE VEHICLES

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IV. Recreational vehicles, boats, trailers, or other like vehicles are not permitted on Midland Homeowners Association property. Said vehicles will be towed at owners expense to an off-site storage facility.

OPERATION OF CERTAIN MOTORIZED VEHICLES PROHIBITED

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(1) The operation or storage of the following motorized vehicles shall be prohibited at all times within or upon the common areas of Midland Townhomes.

- (a) Go Carts
- (b) Mini-Bikes
- (c) Dirt-Bikes
- (d) Any motorized vehicle not required to be registered or if required to be registered, not in fact registered, with the North Carolina Division of Motor Vehicles.
- (e) Any inoperable or disabled vehicle

(2) The operation of "Mopeds" or similar forms of conveyance shall be permitted at all time if such conveyances are used for sole purpose of usual transportation.

COMMON AREAS

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VI. (a) 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.

(b) Bicycles, skateboards, and so forth should not be left in common areas or in the way of grounds maintenance.

(c) Damages requiring additional maintenance to the area will be billed to the owner responsible.

PETS

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VII. Dogs, cats and other domestic pets are allowed, provided that they do not disturb or annoy residents or guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. All dogs and cats shall be kept on a leash under 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 their guest as per Raleigh City Code.

#### HAZARDS

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VIII. The discharge of firearms, fireworks or any other noisemaking or explosive device is not permitted at any time within the boundaries of Midland Townhomes community as per Raleigh City Code.

#### CLOTHES LINES

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IX. Outside clothes lines are not allowed.

#### STORM DOORS

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X. (a) All storm doors shall be full face glass or paneled glass. The trim of all storm doors and windows shall be painted to match the existing trim color.

(b) Installation of a full face glass door voids warranty of Ryan Homes due to heat build-up.

#### FIREWOOD

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XI. Firewood must be kept within the patio area. Firewood shall not be stacked in the common areas as it will be in the way of grounds maintenance. No wood or cardboard shall be placed adjacent to any foundation wall or deck support nor in any crawl space.

#### TRASH AND GARBAGE PICKUP

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XII. All homeowners must own and use a garbage can to be used for household garbage collected by the city of Raleigh. Trash, other than garbage, is picked up on Wednesdays at the curb.

#### NOISE

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XIII. No offensive activity shall be carried on within the complex. Additionally, Raleigh City Code shall apply to any noise or disturbance created, specifically between the hours of 11 pm until 8 am.



#### SPEED LIMIT

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XIV. For safety reasons, the speed limit on any street within Midland Townhomes shall be ten miles per hour. Special attention should be exercised when driving within the community to insure the safety of all residents.

#### SIGNS

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XV. No rental signs are allowed. For sale sign must be standard real estate sized and be placed only in the windows. All other signs are to be first approved in writing by the Board of Directors.

#### VEHICLE REPAIRS

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XVI. Only emergency vehicle repairs are allowed on Midland Townhomes property. No other repairs, tune ups, oil changes, etc. are allowed.

#### RENTERS

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XVII. All renters must comply with the rules, regulations, and bylaws of the Association and should be properly informed of these responsibilities by the owner of the unit. Any damage done by the renters shall be charged to the respective unit owner.

#### ARCHITECTURAL CONTROL

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XVIII. (a) Prior to any exterior alterations, additions, or modification, a written request must be submitted to the Board of Directors for approval as per Article VI, Declaration of Covenants, Conditions and Restrictions.