

A Note from Your New HOA Board President

Dear Renaissance Park Homeowners:

As of January 1, 2021, the homeowners association was transferred from the community developer, Wakefield Development Company, LLC., to the newly-elected Board of Directors (BOD of the Homeowners Association (HOA)). We are excited to serve you and our community. Our primary objectives in these new roles are to protect our home values and help ensure a high quality of life for all those who reside in Renaissance Park.

As your BOD, transparency is important. All approved meeting minutes of the BOD are located on [NABR](#), under the Resources >> Documents page. In the near future, we will have our first Open Forum at our monthly HOA meeting. This will be a virtual meeting and information will be sent beforehand about how you can participate.

Renaissance Park is managed by Professional Properties Management, Inc. (PPM). Laura Duncan at PPM is our Community Manager. Ms. Duncan can be reached at lduncan@ppmral.com. Please contact her with any concerns or ideas to help make Renaissance Park a beautiful community.

Interested in making your community better? We hope that you will consider becoming an active community participant and serve on one of the committees.

We are seeking 3 to 5 members per committee; serving on multiple committees is permitted. If interested, please complete [this form](#), and a Board member will follow up with you.

Additionally, we have seen and heard that there is some confusion about the rules and policies governing Renaissance Park. As a service, we have created a “cheat sheet” that highlights some key conditions and restrictions (see attached Guidelines document). The guide is **not** a legal document, but rather a helpful tool for homeowners to quickly understand notable restrictions. Please refer to the [Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens](#) for Renaissance Park for explicit and binding legal language.

Thank you so much for letting us serve the community! We always encourage your feedback and ideas.

Best,

Ron Boyd, President



Homeowner Guidelines of Renaissance Park Master Association, Inc.

This guideline highlights some of the use restrictions depicted in “Use Restriction” article of the [Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Renaissance Park](#). To view this digital document, you must have log-in credentials to the NABR Network for Renaissance Park.

*The guideline below is **not** a legal document, but rather a helpful tool for homeowners to quickly understand notable restrictions. Please refer to the Master Declaration for explicit and binding legal language.*

Parking & Vehicles

Large, commercial vehicles and trailers cannot be parked on the street or in plain sight on your lot.

- Mobile house trailers (“campers”), tractor trailers, boats, boat trailers, and any commercial vehicles are prohibited from being parked along the street.
- Boats and boat trailers can be kept or parked on your lot in a garage or in a manner that is not visible from the street.
- Abandoned or in-operable vehicles can be stored on your lot, out of sight of other lots or from the street. Vehicles with expired registration and inspection are considered abandoned or in-operable.

Pets

Pets must be leashed at all times, and you are responsible for their clean-up. Pets are prohibited from the amenity areas (pool, tennis courts, clubhouse, etc.). Concerns with pet waste or unleashed pets can be reported to Animal Control, who has the legal authority to investigate and enforce these municipal violations.

- Pets are prohibited from common areas maintained by the Association
- Pets must be on a leash at all times while not on your property
- Pet owners are required to clean up after their pet on any lot, street, or common areas maintained by the Association

Signs

Based on the covenants, signs advertising home services (roofing, painting, home contractor, etc.) are prohibited. Political candidate signs are prohibited outside of the time leading up to the election.

- No more than 2 “For Sale” or “Rent” signs
- No more than 2 political candidate signs or other issues that appear on an election ballot. *These signs can only be placed 60 days before such election and must be removed 2 days after such election.*



- ◆ Based on preceding decisions of the Board, homeowners are allowed to display non-political signs. This is subject to change. You will be notified 15 days prior to a change in decision.

Fencing

Fencing and landscaping walls must be approved by our Architectural Review Committee, unless it is required by the slope or grade of your lot, or if it was previously installed by the developer.

- Chain link fences are prohibited.
- Any fence or wall installed must comply with the Zoning Ordinance and approved by the Architectural Review Committee, unless the wall is necessary by the slope or grade of the lot or if it was previously installed by the Renaissance Park Developer (Amelia Park LLC).
- Review our community's [Architectural Guidelines](#)
- Submit an [Architectural Application](#) to the Architectural Review Committee. No work can begin until a final decision is made on your application.

Maintenance and Improvements to your Lot

You are responsible for maintaining your lot.

- Owners are responsible for keeping their lot in “neat and attractive condition.” By failing to comply, you are subject to the costs of bringing your lot into compliance.
- Owners are responsible for keeping their lot in an “orderly condition and shall keep the improvements thereon in a suitable state of repair.”
 - ◆ If the owner fails to make a repair or performance maintenance, the Board of Directors by majority vote can enter upon their lot and repair, maintain, or restore the lot or exterior of the unit. In this instance, the owner will incur the cost of such repair, plus a 15% surcharge (administration fee).

Garbage

Garbage cans should not be visible from the street when being stored on your lot. Garbage cans should only be on the street from Wednesday night to Thursday night (approx. 24-hour time period based on garbage pick-up).

- Garbage cans must be stored behind your dwelling, in such a manner that it's not visible from the street
- Garbage cans can be moved to the street on the night before the scheduled pick-up, and returned the night after pick-up.

Nuisances

“Noxious or offensive trade or activity” is prohibited

Residential Pools



Above-ground pools are prohibited, but kiddie pools in your backyard are OK.

Mailboxes

If you have a single-home mailbox, it must comply with one of two approved mailboxes.

- Lots with their own dedicated mailboxes, must have a community-approved mailbox. There are 2 types of approved mailboxes -- both have a black decorative post, and one has house numbers on a plaque above a square box, and the other has house numbers printed on the door in a rounded box.
 - ◆ If you don't have a non-community standard mailbox or if you need a replacement or part, you can order (and install) one through Post & Pickets (morethanamailbox.com) or Mailbox Medix (mailboxmedix@gmail.com / 919-757-2253).

Renting Your Home

You cannot rent your home if it is not your primary residence, and you have not been regularly occupying the home.

- Renting your home is prohibited if the following applies:
 - ◆ The owner has not regularly occupied the home, and has no future intent to do so
 - ◆ The owner has not regularly occupied the home, and enters into a lease that provides the tenant with the option to purchase the home during or at the end of the lease
 - ◆ The primary purpose of owning the home is to lease the home to tenants, and not for the owner's primary residence

Making Exterior Enhancements to Your Lot

Before you act upon any significant visual change to the exterior of your dwelling or lot landscaping (examples can include, but are not limited to: additions to your existing dwelling, exterior color changes, cable dishes), you must have written approval from the Architectural Review Committee.

- Review our community's [Architectural Guidelines](#)
- Submit an [Architectural Application](#) to the Architectural Review Committee. No work can begin until a final decision is made on your application.

If a homeowner violates any provisions listed within the Master Declaration:

You will first be sent a reminder (mailed, and emailed), asking to correct the violation in a reasonable amount of time. If the violation persists you will be subject to a due process hearing with the Board of Directors. Depending on the outcome of the hearing, you could face a fine or suspension of privileges or services provided by the Association for a reasonable period of time. Please be aware that the accumulation of fines on your account can lead to a lien against your property and may be foreclosed pursuant to Chapter 47F of the North Carolina General Statutes.



Questions?

Please read the Master Declaration for explicit language around Renaissance Park “Use Restrictions” section (Article X, page 23). If you have questions, please contact Laura Duncan, AMS, Community Manager at Professional Properties Management (PPM), at lduncan@ppmral.com