

Updates to Raven Ridge Rules and Regulations as of 5/1/23

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IV. RESTRICTIONS

4.01 Rental Policy Rule - This Rental Policy Rule ensures compliance with the 90-day rental limit as stated in our Covenants (Article: 4.08). *"Owners may lease their Dwelling for residential purposes only, and for a period of time not greater than ninety (90) consecutive days, to the same lessee and/or their occupants, within any 12-month period beginning with the first day of lease."*

Prior to renting your home, you must submit the Rental Registration Form to the Board of Directors. The form can be completed online, downloaded from our website, or hard copies can be obtained from the Secretary.

The completed Rental Registration Form accomplishes the following:

1. Confirms that you will comply with, and not exceed, the 90-day rental limit as stated in Article 4.08 of our Covenants.
2. You accept full responsibility & liability for your renters' actions and ensure their compliance with all HOA governing documents.
3. Provides the Board with starting and ending dates of your rentals, and
4. Confirms your understanding that prior to renting your property, submitting the **Rental Registration Form** is an enforceable requirement of our Covenants. Non-compliance with any provision of this rule is a violation subject to a fine of \$100 per day and suspension of voting privileges until the violation has been corrected.

Updated November 2022

4.04 - Management of HOA Funds - The Board of Directors may make necessary budget adjustments to redistribute funds from one line-item category to another provided the total Annual Budget is not exceeded and the modifications have been authorized by resolution of the board. All expenditures exceeding our Annual Budget require membership approval and must be approved by a two-thirds vote of the membership except in cases of an 'Emergency Declaration' by the Board. Details about management of association funds are governed by our Covenants [Article III], Bylaws [Article VII, Section I (a)], and Board Handbook [Article VII, Section VII].

Updated March 2023

¹ **Online Raven Ridge Rules and Regulations contain these updates.**

VI. PARKING & DRIVING

6.05 - Parking – Regular Parking of vehicles, including golf carts, must be in a paved driveway and not extending into the street. Temporary Parking, for up to 4 hours within a 24-hour period, is allowed in areas other than a paved driveway provided it is not overnight and does not block the flow of traffic on the roadway. If temporary parking is on the Commons Area along the road, it is to be parallel parking with two tires remaining on the pavement to avoid damage to our septic systems. Owners are responsible for damage caused by vehicles to a Common Area either by themselves and/or their guests.

VII. COMPLAINTS / VIOLATIONS / COMPLIANCE

7.01 - About Complaints & Violations - When the Board follows up on a Complaint, or issues a notice of violation, it is not personal. The Board is simply doing its job to protect the interests of all homeowners. Our governing documents exist to provide us with agreed upon principles and guidelines to help preserve peace, harmony and property values. When issues arise, the Board relies upon these documents to make sure the decisions and actions it takes are fair and equitable according to the expectations agreed upon by the members of our association.

7.02 - Concern/Complaint Reporting “If it’s not in writing, it didn’t happen.” No verbal complaints will be acted upon by the Board. This ensures that all issues are documented, and no board action can be arbitrarily initiated against any homeowner. Handwritten letters are acceptable, but the preferred method is to use the “Report a Concern” link provided on www.Ravenridgehoa.com. When this form is used, all Board members are automatically notified. The names of the homeowners involved are confidential information for board members only. If the report is sent ‘anonymously’ and/or if the Board feels the concern/complaint is not a valid violation, the Board may choose not to act.

7.03 Follow-Up The Board will determine if the reported concern is a violation of our governing documents. If the concern or complaint is determined by the board to be a violation, there is a process for following-up with the offending homeowner:

1. ‘Friendly Reminder’ - the homeowner is informed or “reminded” that a violation exists. This reminder can be either in the form of a personal conversation or a written notice mailed to the homeowner. The Board will decide how the notification is to be handled and designate who is responsible for making the notification. If the notification is done verbally, the person responsible for making the notification is required to document the response to both the Board and the homeowner in writing.

If the Friendly Reminder is not enough to get the homeowner to correct the violation, the board must decide whether to take the next step to enforce compliance.

2. Notice of Violation - the homeowner is notified again of the violation, the corrections that are required, the consequences for non-compliance and the opportunity for a hearing with the executive board.
3. Owner Hearing - The owner may choose to appear before the executive board to present evidence.

4. Violation Enforcement - If the violation is not resolved it is the responsibility of the Board to follow through with enforcement procedures. Notice of the board's decision may include suspension of privileges including voting rights and a fine not to exceed \$100 for the violation, and without further hearing, for each day more than five days after the Board's decision that the violation remains unresolved. The owner may also be liable for legal fees and/or other costs required to correct the violation. Such fines shall be assessments secured by liens under G.S. 47F-3-116 .

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