

Short Guide to Foxmoor Covenants, Approvals and Contact Information

The Protective Covenants in full can be found on the subdivision web site along with other useful information at www.foxmoor.net. This document is a guide and highlights some important elements of the Covenants. This document does not replace or supersede the Covenants. Exterior changes to your property may require prior approval by the Board of the Foxmoor Subdivision Homeowners Association and this guide tells you how to request and obtain approval.

Fences – Approval is Required

Copy your property survey and draw the proposed location of the fence to scale. Fences must be at least 6 inches from property lines and 15 feet from the street. Be aware that there is a 5 ft utility easement from the property line for future under ground wiring and cables and water or drain pipes etc, should they ever be required.

Include specifications of the materials, shape, height, and color of the proposed fence.

A color photograph of the proposed finished fence is helpful. If you are copying a neighbor's fence, you can reference it.

Heights must be no more than 5 feet.

Materials are pressure treated lumber in a neutral or natural colors, white vinyl, and black metal.

Styles are varied and can be privacy, picket, or rail.

The Board will only approve fences that meet the Covenants, are suitable for the individual lot location and are in keeping with the harmony of the subdivision. Once approved, the homeowner has one year to begin the project and one year after commencement to complete the project.

Mail your request via email to The Board (foxmoor.net/contact.htm) or via US Mail to P.O. Box 4552, Cary, NC 27519-4552. The Board meets monthly and requests are usually reviewed within 30 – 45 days of receipt. You should receive a written reply within 60 days.

Outbuilding/Garage – Approval is Required

Copy your property survey and draw the proposed location of the outbuilding to scale. Outbuildings must be at least 10 feet from property lines and in the back yard of the property.

Include specifications of the materials, shape, dimensions, and color of the proposed outbuilding. A color photograph or sketched rendering of the proposed finished outbuilding is recommended.

Roofs must be shingled to match the house and have a pitch similar to the house.

Siding must match the house in color, material and orientation.

The Board will only approve outbuildings that meet the Covenants, are suitable for the individual lot location and are in keeping with the harmony of the subdivision. Once approved, the homeowner has one year to begin the project and one year after commencement to complete the project.

All required Wake County permits and inspections are the responsibility of the homeowner. Improvements that are not issued a building permit may need to be listed as personal property with the Wake County Revenue Department by January 31 annually.

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Swimming Pools – Approval is Required

Swimming pools must be in-ground with a concrete apron.

Copy your property survey and draw the proposed location of the pool to scale. Pools must be at least 5 feet from property lines and located in the rear yard.

Include specifications of the materials, size and shape of the proposed pool. A color photograph of the proposed finished pool is helpful.

Once approved, the homeowner has one year to begin the project and one year after commencement to complete the project. All required Wake County permits and inspections are the responsibility of the homeowner.

Mail your request via email to The Board (foxmoor.net/contact.htm) or via US Mail to P.O. Box 4552, Cary, NC 27519-4552. The Board meets monthly and requests are usually reviewed within 30 – 45 days of receipt. You should receive a written reply within 60 days.

Approval for Other Exterior Changes

Most exterior changes require approval by the Board:

- Building additions
- Walls
- Major landscaping projects
- Patios
- Decks
- Painting – change in color
- Parking Pads
- Changes to any previously approved change or addition

If you plan on an exterior change contact us to see if it requires approval and to get more information via email to Mail your request via email to The Board (foxmoor.net/contact.htm) or via US Mail to P.O. Box 4552, Cary, NC 27519-4552.

Parking

Off-street parking is to be provided by each homeowner for all vehicles of the household.

Campers, motor homes, boats, trailers, are not to be parked in the front yard or driveway. They must be stored in the rear yard and screened from view or stored in a garage or outbuilding.

Parking on the street is not allowed.

Parking in the front yard is not allowed, except on a concrete paved surface such as a driveway or an approved parking pad.

No heavy machinery, farm machinery or trucks licensed to carry more than two tons are allowed unless actively being used for an improvement to the property.

Unlicensed vehicles, vehicles unable to move under their own power, storage trailers, storage vans, house trailers can not be parked on any lot for more than 30 days.

Mailboxes and Posts

Mailboxes and posts are standard throughout the subdivision and must be maintained. Post & Pickets sells replacement posts, 215 Tryon Road, Raleigh, NC 27603, (919) 772-7170. Replacement mailboxes can also be purchased at most hardware stores.

Annual Dues

Homeowners' Association dues are invoiced annually and are due within 30 days of receipt of the invoice. Non-payment of dues results in a 6% annual interest penalty.

Satellite Dishes

Satellites must be 18 inches in diameter or smaller and should be mounted as to be inconspicuous from the street.

Pets/Animals

Pet owners are to "pooper scoop" after their pet. The Board receives frequent complaints of pet owners not picking up after their pets on lawns and common areas. Please be considerate of your neighbors.

No animals other than house pets are to be kept. No livestock, poultry and commercial animal breeding are allowed.

The Wake County Animal Control Ordinance dictates that it is the pet owner's responsibility to ensure that their pet is not a nuisance, including excessive barking. Pets are not allowed to be "at large" and must be leashed when off of your private property.

To report a nuisance or dangerous animal, contact Wake County Animal Control at 212-7387 during weekday business hours and the Wake County Sheriff nights, weekends and holidays at 856-6911.

Yard Appearance

Yards are to be kept free of tall grass, undergrowth, dead trees, trash and rubbish and are to be maintained with a pleasing appearance. If not properly maintained by the Owner, a yard can be corrected by the Association. The cost of the work will be charged to the Owner. If unpaid, these costs will become a lien on the property.

Noise Ordinances

Loud noise is not allowed between 11:00 p.m. and 7:00 a.m. To report noise issues during these hours, contact the Wake County Sheriff at 856-6911.

Malfunctioning Streetlights

Each Foxmoor homeowner pays Progress Energy for the streetlights throughout the subdivision as part of each monthly electric bill. To report a malfunctioning streetlight, contact Progress Energy at 508-5400 or go to www.foxmoor.net and click on the link to go directly to the Progress Energy web site.

When reporting a problem, you will need either the yellow and black number on the light pole or the street address location of the pole.

Covenant Violation Enforcement

One of the important duties of the Board of the Foxmoor Subdivision Homeowners' Association is enforcement of the Protective Covenants. The Board completes periodic walkthroughs of the neighborhood to identify covenant violations. Enforcement of the Covenants helps to maintain the subdivision's pleasing appearance and to protect the value of our property.

Once a violation is discovered, it will be confirmed and then the Board will send a letter to the homeowner requesting that the violation be corrected within 30 days. Homeowners are invited to attend a Board meeting to discuss violation letters received. After 30 days of non-compliance, the matter is turned over to the Association's attorney for further action. Continued non-compliance can result in Association obtaining a court order to have the violation eliminated and prohibited in the future and the levying of fines up to \$100 per day that the violation continues. Fines become a lien against the property.

The Board is a volunteer organization made up of homeowners and, as such, has limited resources. The Board cannot be aware of all activities throughout the entire subdivision that may constitute covenant issues all the time. If, as a homeowner, you are concerned about the appearance of a property or a possible covenant violation, please report your concern to the Board for consideration. The Board values homeowner participation.