

# River Mill Community Rules and Regulations

Updated January 2026

The goal of this document is to set in a simplified manner the rules and regulations on all properties located within the River Mill community. These rules and regulations help us maintain an attractive neighborhood while enhancing both the satisfaction of living here and the market value of our properties.

These rules and regulations are always in effect and must be adhered to by owners, residents, visitors, family, guests and tenants. It's the responsibility of property owners to properly inform their families, guests, visitors and tenants of these rules and regulations.

Please read carefully and be sure you understand the rules fully. Ignorance of the rules and regulations isn't an acceptable reason for non-compliance. We hope that everyone will recognize the good intentions and comply. Provisions for the rules and regulations, and the authority for enforcement, are contained in the Declaration of Restrictions and Covenants (Declaration), the Bylaws for the River Mill Homeowners Association and the North Carolina Planned Community Act. Each property owner, by acceptance of a deed to property within the River Mill, is obligated to comply with the rules and regulations.

For practical purposes within the following, the term River Mill refers to the whole community including the Mill (historic building) and the Woods (townhomes).

## Management Company

RealManage

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## Mill Building Only

The unique nature and number of units located in this building make it necessary to observe the following additional rules and regulations.

- Because construction in the Mill building has been engineered to provide protection to neighbors, no alteration of walls or ceiling may be made without prior approval by the Board, as well as a Wake County building permit, if required.
- Stairwell and laundry room doors leading into the fire protected corridors and stairways must remain closed when not in use.
- Laundry activity must be monitored in the shared facilities on each floor to prevent a delay to others that may wish to use the machines.
- Access to the roof is strictly forbidden because of personal safety and potential damage to the membrane roof.
- All personal and household items must be stored in your unit. County fire code prohibits storage of items under the building stairs, in stairwells or hallways.

## Wastewater

Our wastewater system is an aerobic wastewater treatment plant, meaning it's a living machine that houses a micro-organism bug colony that consumes organic waste naturally and efficiently. These micro-organisms require oxygen and the appropriate food (organic waste devoid of toxins) to survive. To keep maintenance and repair costs to a minimum, residents are asked to follow these Do's and Don'ts to effectively care for our living wastewater treatment plant.

The term dispose means **don't wash these items down the drain or flush them down the commode.**

- Do not dispose of grease, fats and oils.
- Do not dispose of pesticides, herbicides, medicine or other toxins.
- Use the garbage disposal sparingly. In fact, consider having it removed altogether. Food waste represents additional loading the aerobic treatment unit would have to digest, increasing pump out intervals. Food waste, grease, etc. should be disposed of in the solid waste dumpster.
- Do not dispose of paints, household chemicals, auto fluids or discard floor mop water into the system.
- Do not dispose of non-biodegradable items such as cigarette butts, disposable diapers, condoms, feminine hygiene products, hair, coffee grounds, paper towels, bandages, etc. This will cause pump failure.
- Never use detergents with built-in bleach.
- Do not dispose of citrus products: oranges, lemons, grapefruit, etc.
- Do not use drain cleaners or additives for septic systems like Rid-X or similar products. These are made for septic systems, not aerobic systems.
- Do not dispose of alcoholic beverages or home brewery waste.
- Do not dispose of strong disinfectants such as Pine-Sol, bleach or Lysol. Anti-bacterial soaps should be avoided.
- Never use Tidy Bowl or other automatic toilet bowl cleaners.
- Consider using detergents that are low-suds, low in phosphates, and biodegradable with washing soda ingredients. Fabric softener dryer sheets are recommended.

### **Parking and Vehicle Restrictions**

River Mill is a private property, and parking is limited to residents and their guests only. All other vehicles will be subject to towing at the owner's expense. The following parking and vehicle restrictions will apply within the property.

#### **All Parking:**

- All streets in the community are considered fire and emergency access roads. Property owners and residents are not permitted to keep or park their vehicles on any portion of the street not designated as a parking spot.
- Parking behind the Mill building or near the gazebo is prohibited.
- Each unit is allowed two spaces per unit. All vehicles must park only in delineated spaces. Recreational vehicles, trailers and boats must be parked in spots nearest Old Falls of Neuse Road.
- Boats the size that can fit in a standard parking spot are only permitted to park in the side lot nearest Old Falls of the Neuse Road. Canoes and kayaks can be stored on the rack in the upper parking lot and should be secured with a lock to prevent theft. They are not to be stored under the Mill building or in visible common areas.
- No recreational camping vehicles, motor homes or inoperative or unlicensed vehicles may be kept on the property.
- No tractor trailers, buses or other commercial type vehicles (as defined in NC Vehicle and Traffic Law) may be parked or stored on the property, with the exception for private or commercial moving vans and other vehicles when engaged in loading or unloading the personal property of a property owner or resident.
- The Board has the authority to tow vehicles at the property owner's expense for any vehicle parked or stored in violation. Every effort to inform the owner to request removal will be made prior to towing.
- Storage containers (such as moving pods) and construction dumpsters are not allowed to be placed on the property unless approved by the Board through an architectural request.
- All vehicles parked at River Mill must be in operating condition and maintain a current license tag. This also applies to boats and trailers. Please be advised that any vehicle or trailer not in compliance is subject to removal from River Mill property at the owner's expense. Commercial related vehicles, such

as but not limited to dump trucks, wreckers and step-vans may be permitted on the property on an as-needed basis with permission by the Board.

#### **Townhome Parking:**

- *Even-numbered Units:* Residents and their guests are to park in the two (2) assigned parking spaces in front of each unit. Visitors may park in the designated visitor spaces along the drive or in the Mill building lot if all the visitor spaces are occupied.
- *Odd-numbered Units:* Residents and their guests are to park inside or in front of their garages. Visitors may park in the designated visitor spaces along the drive or in the Mill building lot if all the visitor spaces are occupied. Limit the number of vehicles parked in front of a garage to two.

#### **Garbage and Recycling**

Our community dumpster is picked up every Monday, Wednesday and Friday (except for federal holidays). Only household waste is permitted in the dumpster. No trash, garbage, refuse, unwanted items, plants, yard waste or other waste material is permitted to be left outside the dumpster. The waste company does not pick up furniture, mattresses or large debris therefore they must not be left outside the dumpster. They are the property owner/resident's responsibility to dispose of properly (see locations below).

Christmas trees are not to be left near the dumpster after the Christmas holiday. They are the property owner/resident's responsibility to dispose of properly. Please note that leaving them in the nearby woods is not proper disposal.

We only have cardboard recycling on the property directly next to the trash dumpster. You must ensure boxes are clean, dry, flattened, free of contamination such as food and grease, and all packing materials are removed.

For any other type of recycling, there are 2 convenient recycling centers nearby that also take large items to dispose (including items such as tires, hazardous materials and old paint cans).

- Durant Road Transfer Station: 9220 Durant Rd, Raleigh (2.5 miles away)
- Convenience Center Site 8: 2001 Durham Road / Highway 98, Wake Forest (5 miles away)

#### **Pets**

Dogs, cats and other domestic pets are allowed. Owners reserve the right to not allow tenants to have pets in their unit.

- All pets must always be kept under the direct control and supervision of their owner and attended as required by the ordinances of the Wake County Animal Control. Pets are not allowed to roam unattended throughout any of the Mill building or River Mill common areas.
- Each person bringing or keeping a pet on the properties will be solely responsible for the conduct of their pets. The association, its Board and agents will have no liability to any owners, their family members, guests, visitors or tenants for any damage or injury to persons or property caused by any pet.
- Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner.
- Pet owners will be responsible for the prompt removal and disposal of pet wastes deposited on properties and common areas. There are three locations around the River Mill with bags for this purpose. Please immediately dispose of used bags in the dumpster in the upper lot of the Mill building.
- Pets must not be allowed to defecate on any deck or in the gazebo.
- No livestock or poultry of any kind shall be kept, bred or raised within any property.
- Pets must not disturb or annoy residents or their guests.

## **Guests**

Guests are welcome at River Mill provided they don't disturb other residents or act in a disruptive manner. Residents are responsible for any damage caused by guests. Due to the increasing numbers of unauthorized and unaccompanied people around the River Mill property, we ask that you assist us in keeping our community a private area to be enjoyed by residents and their guests.

- Residents are discouraged from allowing their guests to use the Mill property at will and without their express knowledge.
- If you have guests walking the property unattended, please make them aware that a resident may approach them to ask who they are. Please have your unattended guests be prepared to give your name and unit number if a resident approaches them. In addition, please ask them to be courteous if approached by a resident.
- Unaccompanied guests may not use the gazebo without an accompanying resident.

## **Nuisances and Noise Control**

Being thoughtful of neighbors is appropriate in our quiet community. All homeowners have the right to peaceful enjoyment of their respective properties. No noxious or offensive activities will be carried out or conducted on properties which are or could become an unreasonable annoyance or nuisance to neighboring property owners.

No homeowner will permit noise, including but not limited to, barking dogs, audio amplifier systems, musical instruments, television systems, motor vehicles or party activities to unreasonably disturb any other homeowner's enjoyment of their property. It's the responsibility of parents or guardians to see that their children do not unnecessarily disturb other homeowners. Please be considerate of those living in close proximity to you and keep the noise volume as low as possible.

When doing construction within your home, please adhere to quiet times between the hours of 11:00 pm and 8:00 am.

## **Residential Use and Rentals**

All properties within the River Mill are to be used for single family residential purposes only. In no event will a residence be occupied by more individuals than permitted by applicable zoning laws or governmental regulations. No unit can be used for commercial purposes.

No rental or leasing of a unit may be less than 30 days.

## **Gazebo Use**

You're encouraged to enjoy the gazebo and river area. You're permitted to reserve the gazebo for a private party on a first come-first serve basis by submitting your request to RealManage. However, recognized holidays are automatically reserved for use by all residents. You must clean up after yourself and guests and stack then re-cover the chairs. Parking behind the Mill building or near the gazebo is prohibited.

## **Mailboxes**

Mail is delivered by the Wake Forest branch of the USPS (224 E Holding Ave, Wake Forest). The mailbox structures are maintained by the HOA. Mailbox locks are the responsibility of the owner to obtain replacement locks and keys from the US Post Office if replacements are needed.

## **Delivery Services**

For deliveries in the Mill building, most Amazon, UPS and FedEx drivers know the code for the building and will deliver packages to your door. When placing orders, you may provide your entry code in delivery instructions. If the driver doesn't have access to the building, they should use the intercom system. If you aren't home, they typically leave an attempted delivery note at the outside door of the Mill building. If you're waiting for a package, please be sure to check near each outside door for information regarding your package.

## **Maintenance and Repairs**

Owners are responsible for all interior repairs and maintenance. Special care must be taken to maintain the integrity of fire-rated common walls and ceilings that separate each unit. The association is responsible for all exterior repairs and maintenance except for windows and skylights, and in the case of the townhomes, garage doors.

Any maintenance and exterior repairs by the owner or resident must be approved by the Board through an architectural request before any work is done.

## **Patios and Decks**

Repair and replacement of the decks is the responsibility of the HOA. No additions or changes can be done to decks or patios without approval of the Board. However, general maintenance of decks to avoid disrepair is the responsibility of the homeowner.

- Do not place planters and plant pots directly on the decking. Planters must have saucers below them to avoid staining, moss growth and rotting deck boards.
- Carpets, whether indoor or outdoor, are not to be used. They don't allow the deck to dry and can add to deterioration of the decking.
- Grills and open flames are not permitted on a deck within 10 feet of the housing structure. If your deck is less than 10 feet in size, grills are not permitted on the deck.
- Fire pits that burn real wood are not allowed on decks.
- Do not clean decks with bleach. It can cause discoloration.
- Furniture should be moved from time to time to avoid uneven fading and cut down on moisture-related problems.
- Don't let dirt and debris accumulate. The landscaping company can't get to decks to blow them off regularly.
- Children pools are not allowed on the decks.
- Any container must not hold water for an extended time to avoid mosquitos.
- Bird feeders must be placed in such a way to not allow birds droppings to accumulate on decks.
- Satellite dishes and clothes lines on decks or common areas are not permitted.

## **Landscaping**

The HOA is responsible for maintaining the landscaping. All major landscaping modifications require prior approval through an architectural request form. Landscaping or other alterations may not change, disturb, affect or alter the drainage for the homeowner's or any adjacent property.

Any modifications that require construction of a non-temporary nature (including water gardens, functional retaining walls or garden structures, such as gazebos or pergolas) must be approved by the Board.

## **Removal of Trees**

Although every effort is taken to protect and preserve trees on the property, the HOA reserves the right to remove any tree on the property that is endangering structures or roadways. Owners are not permitted to remove any trees without the permission of the Board.

## **Lighting**

All exterior lighting modifications are the responsibility of the HOA. Proposed additional fixtures must be approved by the HOA and be compatible in style and scale with the rest of the property lighting. Seasonal holiday decorations are exempt from these requirements and must be removed no later than 30 days after the date of the holiday.

## **Satellite Dishes & Antennae**

Satellite dishes and antennae are not permitted to be attached to any roof, deck or outdoor structure without approval of the Board. Satellite dishes will not be approved to be added to ground level or front facades and must have minimal visibility from the street. Any larger than 18" are prohibited.

Approved satellite dishes MUST:

- For Mill and Annex building: be placed properly in the satellite designated area to ensure the integrity of the membrane roof.
- For Townhomes: be installed in such a way to not damage the roof or siding. All equipment should be installed to one side of the roof, rather than in the center and may be required to be painted to match the roof (so long as warranties are not voided).

## **Storage Sheds & Other Outbuildings**

Storage sheds and outbuildings require prior Board approval. Outbuildings include, without limitation, storage sheds, playhouses, gazebos, greenhouses and other accessory buildings. The structure and the location will be considered on a case-by-case basis.

All temporary structures placed or moved on to a property require prior approval. Temporary structures include but are not limited to mobile homes, campers, canopies, tents, PODS, shacks or barns. No temporary structure can be used at any time as a residence. Canopies set up for a one-day event, such as a barbecue or party, and camping tents set up for occasional overnight sleeping must have approval by the Board.

## **Clotheslines**

Clotheslines or similar apparatus for the exterior drying of clothes or bedding are prohibited.

## **Hazards**

The discharge of firearms is not permitted on the River Mill property. The storage and use of any hazardous material is restricted in type and quantity to those that are appropriate for use in the home. Paint, stains and any other chemicals may not be stored in common areas such as Mill building closets, stairwells, or townhome decks and crawlspaces.

## **Fire Safety**

The Mill building is equipped with two fire extinguishers per floor in the hallways. It also has a building-wide, monitored fire alarm system. If smoke is detected in the hallways or stairwells, the alarm will sound, and the local fire station is alerted. If the alarms sounds, please exit the building quickly and safely. The alarm can only be turned off by the fire department after a complete investigation.

All owners are encouraged to have and maintain individual smoke detectors within their units. It's also advisable to have a multi-purpose fire extinguisher readily available within their unit.

## **Signs**

No sign, poster, billboard, banner or advertising device of any kind (including commercial and similar signs) can be erected or maintained on any property or on any portion of a structure visible from the exterior.

For Sale or For Rent signs are not permitted at the Old Falls of the Neuse Road entrance nor anywhere on the property. For sale signs can be placed in a unit's window or deck for 30 days. Temporary Open House signs may be placed on the property only during the open house hours.

The Board retains the right to erect street signage and other identifying signs on the property.

## **Storage**

Storage of personal property, such as but not limited to, bicycles, tires, trash containers, boxes, building supplies, etc., in common areas is not permitted.

- Nothing is to be stored in the Mill building hallways or stairwells. Also, nothing can be stored in pathways of the lower townhome front decks and stairs. This is a direct violation of the fire codes to keep all forms of egress clear.
- No common space storage of flammable or hazardous materials (e.g., fuel tanks) is permitted. Propane gas, electrical and charcoal barbecues are permitted.
- Storage of items below the Mill building is not permitted.
- Canoes and kayaks can be stored on the rack in the upper parking lot and should be secured with a lock to prevent theft.

## **Flags & Flag Poles**

Permanent installation of flag poles is not allowed. Homeowners are permitted to display one flag on non-permanent flag poles. The flag may not exceed twenty-four (24) square feet in size and must be mounted properly on the house on a removable staff attached to the front of the house or a pillar at an incline. Any displays of the United States flag or other political jurisdictions must be in accordance with federal and city-county flag law and etiquette.

## **Architectural Requests**

To ensure the continued value and attractiveness of our community, the following architectural rules have been established. They contain most of the basic restrictions and rules that apply to the building or altering of any type of property within River Mill, and they are intended for the good of all residents.

These rules interpret, clarify and implement the provisions of the Declaration by setting the standards and procedures for the review and approval of proposed improvements or alterations, as well as guidelines for architectural design, placement of improvement, color schemes, exterior finishes and materials. All changes to the exterior of units, including but not limited to buildings, fences, antennas and plantings, must first be approved by the Board. Approval is first subject to the completion of an architectural request form available from RealManage or on their member portal.

An architectural application for the approval of plans and specifications for any proposed improvements must be submitted, along with complete sets of plans and specifications for the improvement to RealManage.

**Applications:** Applications for proposed improvements must be submitted in writing using the application form authorized by the Board. A copy of this form can be obtained from RealManage. Applications must be complete to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies which must be remedied to be considered for review.

The application must include a complete and accurate description of the proposed improvement(s) along with any supporting documentation.

Please note that prior approval of a given improvement elsewhere in the community does not constitute automatic approval for future requests. Every application is evaluated on a case-by-case basis.

**Timeframe for Completion of the Review:** The Board is required to approve or disapprove any proposed improvement within 60 days after the receipt of a properly completed application. However, the 60-day review period will only commence upon the receipt of a complete application form, including any required supporting documentation. It's therefore advisable for homeowners contemplating substantial improvements to first ensure that they're aware of all required supporting documentation prior to submitting a design review application.

**Notice of Approval/Disapproval:** Homeowners who have submitted architectural review applications will be given written notice of the decision of the Board.

**City-County Permits:** It is the sole responsibility of owners to obtain and ensure compliance with all relevant the Town of Wake Forest and Wake County building codes and regulations.

**Changes After Approval:** Should the applicant wish to alter the approved plan, they must make a written application to the Board. The Board will respond in writing within 15 business days after the change request is received.

**Unapproved Improvements:** If an owner commences construction or makes an improvement without obtaining required written approval, the owner may be subject to remedies as specified by the Board.

**Construction Hours:** All construction activity will be limited to between the hours of 8:00 am and 8:00 pm Monday through Saturday. No work will be permitted on Sundays or Holidays (News Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day). If an emergency arises, early evening or Sunday construction may be permitted with prior approval.

**Removal of Existing Structures:** The removal of any building, addition, fence, wall or structural element requires Board approval.