

# Southern Village Homeowners Association

## Good Neighbor Guide



*As you have no doubt discovered by now, Southern Village is a friendly, comfortable place. Like a treasured quilt, the neighborhood is cozy, colorful, and closely woven with the fabric of many families who have chosen to live here. We are a community of children, adults, seniors, and pets; homes, businesses, shops, a school and church; swim, tennis and play spaces; gardens, ponds, trees and walkways. As neighbors and friends, we hope to preserve this picture of life that gives us so much in return. Please use this Good Neighbor Guide as a resource for handling the little things that sometimes get in the way of enjoying all that Southern Village has to offer. Thank you for being a good neighbor!*

## “Little Things Matter”

Southern Village is unique in that it offers a mixture of housing filled with people in various stages of life – students in apartments, young professionals in townhomes, retirees sizing-down to condos, and others sizing-up to spacious houses. While some neighbors spend more time in leisure activities, taking notice of every little thing; others are in their busiest time of life juggling kids and careers. The point is, the little things do matter, and can make a difference in how we co-exist as neighbors.

In this brochure you will find answers to some of your questions about the neighborhood as well as guidance on how best to address those “good neighbor” issues that matter most to the residents of Southern Village. For detailed legal information, access these documents on the SVHOA website:

### Master Declaration of Covenants

[www.southernvillage.org/hoa/SVMasterCovenantsConditionsRestrictions.pdf](http://www.southernvillage.org/hoa/SVMasterCovenantsConditionsRestrictions.pdf)

### Architectural Review Guidelines

[www.southernvillage.org/arb/ARB-2006-AR-guidelines.pdf](http://www.southernvillage.org/arb/ARB-2006-AR-guidelines.pdf)

## ALLEYS

Think of our alleys as “shared driveways,” providing access for homes, refuse collection, postal delivery, etc. If blocked by cars, toys or household goods, they cannot function as intended. If something is hindering access to the alley behind your home, you should feel comfortable asking your neighbor(s) to help clear the way.

## EXTERIOR MAINTENANCE

Keeping your property clean, orderly, and attractive speaks loudly about the kind of neighbor you are. Some dwellings in our neighborhood are assessed for exterior maintenance. For all others, it is the owner’s responsibility to maintain the exterior, as well as all landscaping and grounds. The town has many independent contractors for professional landscaping and painting, and our village has plenty of kids who would be happy to help you mow, weed, rake, paint, etc. (for a little cash) if you don’t have the time or energy. Ask around for a referral!

## LANDSCAPING

The addition, removal and maintenance of shrubs, trees, perennials, annuals, grasses etc. is an individual property owner decision unless it blocks a view or creates a safety concern. Then it becomes subject to review by the Architectural Review Board. While personal taste is respected, plantings that are done within the character of the neighborhood and accent, rather than overwhelm a home, are the most likely to be appreciated by your neighbors. If what you are planning might affect your neighbor, it’s always best to share your ideas before proceeding. The ARB guidelines will answer most of your questions or concerns.

## MAILBOXES

Mailbox maintenance is one of those little things that neighbors notice. Approved mailboxes are installed as a part of the initial construction. After that, it’s the homeowner’s charge to maintain them. Mailboxes in need of paint or repair don’t look great, don’t operate well, and are a relatively easy fix. If your mailbox is badly damaged, a phone call to Posts & Pickets (772-7170) is a quick answer. They will install a new one. By the way... the mailboxes are the property of the U.S. Postal Service. Sticking flyers on them or putting unstamped mail in them is frowned upon.

## OUTDOOR STRUCTURES

Before installing outdoor structures such as mechanical equipment, play sets, gazebos, and other yard decorations, consider your neighbors. Will your structure be visible to them? Infringe on their view or privacy? Create noise or affect enjoyment of their porch or patio? The best projects are those that are built with your neighbor's blessing. Who knows, maybe they will have a great idea or be willing to help you! Also, remember to get ARB approval before proceeding with your project.

## PARKING

Imagine sitting on your front porch, enjoying a great book, looking up at what used to be a lovely view of the house across the street, and you're now glaring at the broadside of a motor home. Long term parking or storage of boats, trailers, campers, motor homes, or similar vehicles on any street or lot in Southern Village isn't allowed for good reason. It affects people. It creates dangerously tight tolerances for cars, bicycles, buses, and emergency vehicles passing through our narrow streets. And, there are alternative places where these vehicles would not create unease. If a neighbor needs to ask you to move a vehicle of this type... it has parked there too long.

## PARKS & COMMON AREAS

Numerous green spaces and small parks are located throughout the neighborhood. Along with the large, multi-purpose field, these areas are for all Southern Village residents and their guests to enjoy. They are all maintained by the HOA. The bike path is owned and maintained by the Town of Chapel Hill. These parks and walkways are a treasure in an otherwise dense neighborhood. They are ours to use freely; they are ours to keep clean. The neighborhood chose not to spoil these areas with trash containers and "no littering" signs, so please do not leave your belongings behind.

## PETS

Both the Town and County have pet ordinances. Up to three dogs are allowed per dwelling provided they do not make excessive noise or become a nuisance. If we all recognize that pets are not universally loved by everyone, we will understand the law to keep pets on a leash when off their own property, and to pick up and discard everything they dispose of. A subtle reminder along the greenway should be enough to keep our pet owners alert and responsible. Habitual problems with pets that can't be resolved through discussion should be reported to the Police.

## SIGNS

The entrepreneurial spirit is alive and well and living in Southern Village! If you would like to advertise your business to your neighbors, try word-of-mouth, business cards, the newspaper, or mailings. Those are generally welcome. Commercial signs on your property are not unless they are specific to such things as a house or yard sale, or an election. Prompt removal after the purpose is expected. Under Town law, "no sign may compromise traffic safety."

## SPEED LIMIT

The speed limit throughout Southern Village is 25 mph. This is a "maximum" limit set by the Town of Chapel Hill. Because of bus traffic, numerous parked cars, and many children walking to and from school, this limit may not always be the safest for our streets. Please err on the side of caution! Slower is safer!

## STREETS & SIDEWALKS

As a neighborhood bustling with walkers, joggers, bikers, strollers, scooters, etc., we rely on our streets and sidewalks for enabling the active, healthy lifestyle so many of us enjoy.

Keeping the walkways and roadways clear of toys, hoses, tools, trash, and parked vehicles keeps these paths safe for all our residents and visitors. If you notice something that impedes the street or sidewalk, check with the homeowner first.

## TREES & CURBSIDE LAWNS

Having tree-lined streets is one of the most visible and appreciated features of Southern Village. While the trees were planted as part of the neighborhood streetscape, watering during the hot months is the responsibility of the adjacent property owner. Likewise watering, mowing and grooming the narrow strip of grass between the sidewalk and curb is the job of the homeowner (with a few exceptions). All other common areas are mowed, seeded, and groomed by a landscaping company under contract with the HOA.

The best insurance for having good neighbors is to be a good neighbor. Taking care of the little things can prevent them from becoming "big" things that tear at the fiber of our neighborhood. If you have concerns, the first step is to talk with your neighbor. Usually, that's all it takes. If that doesn't work, check for additional guidance on our neighborhood website or contact a member of the Southern Village Homeowners Association Board.



SOUTHERN VILLAGE  
HOMEOWNERS ASSOCIATION

[www.southernvillage.org](http://www.southernvillage.org)