

Regency Villas Homeowners Association Rules and Regulations

To preserve the integrity of Regency Villas, the Board will enforce the covenants of the Association. The Association has the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this declaration. Failure by the Association to enforce a covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so at a later time.

- Homeowners are accountable for the actions of their family members, guests, and occupants.
- Homeowners who are in violation of the Restrictive Covenants or Rules and Regulations will be notified in writing by the Management Company.
- The Association has the authority to levy fines if the homeowner fails to correct the violation within a reasonable period after notification, or after repeat violations.

A fine of \$50.00 for second offense and \$100.00 per each occurrence after may be imposed against the property owner. The Association's Board of Directors will determine the actual amount of the fine after a hearing has been held. At the hearing, the homeowner may provide a reason, if any, why a fine would not be levied. Failure to appear at hearing may result in a fine for the violation if the issue has not been resolved.

First Offense - Warning

Second Offense - \$50.00 fine

Third Offense - \$100.00 fine

Additional Offenses - \$100.00 fine

- **Parking:** 2501 and 2503 have two parking spots per unit. These are marked with corresponding unit numbers. Visitor spaces are to be used by visitors only. 2502 has one numbered space, with several unmarked spaces that can be used for its second space. If you have more than two vehicles, then you must plan to park those vehicles on the street. Under NO circumstances should you, or any of your visitors' park in another units parking space, even if unit is vacant or listed for sale.
- Boats, trailers, recreational vehicles, and large trucks are not permitted to be parked anywhere on the premises.
- Do not park on the grass or sidewalks.
- Old vehicles that are parked for an extended period, or those that have expired tags, will be reported to the Wilson Police Department as abandoned.
 - A vehicle will be towed due to the following-
 - Vehicle has expired tags/inspection sticker
 - Vehicle is parked on the grass, sidewalks, common area or in front of dumpsters
 - Vehicle is double parked

- **Any vehicle towed will be done so at the Owners expense.**
- **Parking lot:** Do not use the parking lot as a playground! This pertains to children as well as adults. The risk of personal injury as well as property damage is far too great to allow this kind of activity.
- **Decks and Porches** are not to be used as storage areas, or for trash, both on and beneath them. Most decks are in view of your neighbors or the road. When grilling on the deck, make sure grill is placed as far from the vinyl siding as possible to prevent any damage.
- **Pets:** The HOA and the City of Wilson have rules governing the issue of pets. City leash laws state that whenever outside, ALL PETS, must be on a leash. DO NOT allow your pet to roam free around the grounds. Please clean up behind your pet immediately, Do not allow your pets waste to remain on the grounds. DO NOT tie your pet outside for any length of time. Many dogs tend to bark at passersby and/or cars, persistent barking is a nuisance. Pets should NOT be walked near shrubbery. Your pet should not disturb or annoy residents. ANY pet seen not on a leash will be reported to animal control.
- **Signs:** ALL FOR SALE/FOR RENT signs should be placed in screen door or windows of unit. Signage is prohibited on the common areas and entrances and will be removed. No other signage is permitted.
- **Yard Sales:** Yard sales are not permitted due to limited parking space and yard space.
- **Clotheslines:** Clotheslines are NOT permitted anywhere on the grounds at any time. DO NOT hang your laundry on your deck.
- **Noise:** Keep all noise to a minimum, both indoors and outdoors. The units are not totally soundproof, and you should be aware that music and voices carry. Some residents sleep during the day while others must get up early. Not all residents work Monday-Friday 8 am- 5 pm. Be respectful and keep the noise down. No noise should be louder than a spoken voice.
- **Architectural Rules:** No building, fence, wall, or other structure shall be commenced, erected, or maintained, nor shall any exterior addition to any structure be made without board approval. Fencing on the property as of July 27, 2020 will be grandfathered in as long as fencing is maintained at building standards and the Board of Directors approve. Outside radio or television antennas, or other similar devices, INCLUDING SATELLITE DISHES are NOT allowed anywhere (roof, vinyl siding etc.) on the exterior of the buildings. These devices cause permanent damage to the unit and is the homeowners' responsibility to have ANY damages repaired. Satellite dishes are also not allowed out in the common area due to being in the way of the landscape maintenance. Satellite dishes may be attached to the deck in the back of the unit or within the bush area on a pole. NO air conditioning window units are allowed; permission may be requested from the Board under extreme circumstances.

- **Trash:** The trash is collected on Tuesdays and Fridays. All trash MUST be placed INSIDE the dumpster to be picked up. DO NOT leave trash lying around outside of your unit, on porches or decks. Dispose of it properly and as quickly as possible. Excessive trash not being disposed of properly causes rodents, pests, and other animals to venture into the community for food. This causes an odor and effects every homeowner not just the violator. 2501 and 2503 have dumpsters. 2502 may use either location to dispose of their trash.
- **Common Grounds:** The common grounds may be used for playing if it does not destroy grass or plants and is not so loud to be an annoyance or nuisance to the neighborhood. No playground equipment should be erected on common grounds. Children are not to play on roofs or around mailboxes. Parents WILL BE responsible for replacing any common property damage or anything destroyed by their children. NO obnoxious or offensive activity will be conducted on the premises. This includes any activity that would be a nuisance or annoyance to the neighborhood. No illegal activity will be permitted or conducted on the premises. ANY illegal activities suspected will be reported to the Wilson Police Department for investigation.

If a unit is tenant occupied it is the Homeowners responsibility to ensure all Bylaws and Rules and regulations are being followed.

All homeowners must comply with all Wilson City Ordinances. Any ordinance that is violated is subject to fines by the City of Wilson. The Homeowners Association will support the fines issued by the City of Wilson and may even make the City aware of any violations to keep the neighborhood operating within the local laws.

THE ASSOCIATION BOARD HAS THE RIGHT TO AMEND THE AFOREMENTIONED RULES AND REGULATIONS AT ANY TIME. NOTIFICATION OF AMENDMENTS WILL BE MAILED TO ALL HOMEOWNERS AND OCCUPANT ADDRESSES.

All concerns, complaints, or maintenance requests need to be in writing (emailed) and turned in to the management company for it to be addressed. This creates a "paper trail" for research and verification issues that may need to be addressed in the future.

Revised July 27, 2020