

Treetops Townhomes Homeowners Association of Greenville Inc.

Rules and Regulations

Effective Date: May 2015 rev July 2023

All Treetops Townhomes Covenants and Greenville City Ordinances applied first and foremost.

General Rules:

Homeowners are responsible for reporting damage or problems to their unit in writing, via email or thru the owner's portal directed to management company. (Contact Info is below)

The Board must approve any exterior modifications.

Windows coverings viewed from the outside must be neutral or an approved color and in good repair.

Flags and other yard ornaments should be limited and kept in good taste and good condition. Fire Pits, Plants, Yard Décor are not allowed in common areas.

Patio areas should be kept neat and free of yard debris.

No obnoxious or offensive activity shall be conducted on the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Satellite dishes must be approved by the Board before installation. Dishes are not allowed to be installed on roofs or fences. Owners are responsible for any damages caused by Dishes. *Once existing dishes on roofs are removed, they will not be approved for re-installation on the roof.

For Sale or Rent Signs are to be displayed next to the unit near the front door. For rear facing units, signs can be displayed in the plant bed by the patio gate. Signs are not allowed in the Island plant beds.

Pets:

Only one pet per townhome is allowed.

New or Subsequent Pets: Owner must submit a Pet Registration Form for Board approval prior to allowing a pet to occupy the townhome. No weight limits on pets. Pets must not be of a vicious or aggressive breed.

Pet owners are responsible for cleaning up their pets' waste.

Pets are required to always be on a leash when outdoors and are not to be tethered or unsupervised.

It is understood and agreed the keeping of pets on the premises is a privilege and may be revoked by the Board of Directors upon 30 days written notice.

Owners shall immediately remove Pet from premises if it emits excessive noise, such as barking or howling; or becomes a nuisance, including but not limited to a physical attack on any person authorized to have access to the property.

Each Owner shall be personally responsible for any costs incurred for repairs resulting from pet damage. Should such damage not be traceable to an individual pet, all owners of pets shall be proportionately assessed the cost of the repair at the sole discretion of the Board.

Refuse and Recycling:

Garbage and recycling containers must be stored out of normal sight except between noon the day before trash collection and daybreak the day after trash collection.

Vehicles and Parking:

Residents are assigned two parking places.

Vehicles shall have current license tags and be operable.

Visitor spaces are limited to short term use only (no more than 7 days) and must not be used for resident's third vehicle. Violators may be subject to towing.

No parking on grass or non-paved areas.

No trailers, boats, PODS, or other utility/work containers allowed in parking spaces without PRIOR approval from the board.

Pest Control:

Pest Extermination Vendor: Russ Pest Control (252-758-5061) Owners should schedule an appointment directly with vendor for any pest control issues.

Termite Inspections: All Owners are required to have a yearly termite inspection on their unit. Notices will be sent to owners when termite inspections due. Fines of \$50/month will begin 60 days after Notices are sent to Owners. Owner can be held responsible for any termite damage occurring in their unit and neighboring units if yearly inspection is NOT completed.

Per the Bylaws for Treetops Townhomes, the Board of Directors are empowered to suspend the voting rights of any member whose account shows unpaid dues, fees, or assessments.

Violation of Rules:

First offense: Warning Letter

Second offense: \$50.00

Third offense: \$100.00

Other Information:

Log into your owner portal and view documents and information regarding your association.

www.hoamgtcompany.com

HOA-ENC

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