

Allenton Estates Homeowners Association Rules and Regulations

These rules and regulations are for the benefit of our residents, owners and renters, in the Allenton Estates Townhomes community. We all want Allenton Estates Townhomes to be a clean, peaceful, safe, and pleasant place to live.

- ❖ Children are welcome to play in common areas as long as grass or planting is not destroyed, and play does not become so loud to be a nuisance to the neighborhood. Please supervise your children's outdoor play activities.
- ❖ Children cannot play in the parking lot at any time.
- ❖ No basketball goals are allowed in the parking lot or on common grounds at any time. **After 1st warning, these will be removed at the owner's expense.**
- ❖ Loud noises should be avoided at all times, but particularly between the hours of 11:00 PM – 8:00 AM. **If you have any noise complaints during these hours, please call the Greenville Police non-emergency line at 252-830-3937.**
- ❖ Block type parties are not allowed on the premises at any time.
- ❖ Boats, trailers, campers, mobile homes, recreational vehicles, or vehicles larger than a standard pick-up (quarter-ton) or standard van are **PROHIBITED** from parking or being stored in townhome parking area. You will receive a ticket noting when the item must be moved or it will be towed.
- ❖ Furniture, mattresses, old bikes, or any item inappropriate for the dumpster should not be placed in the dumpster area. You must contact the sanitation department at 252-329-4527 for directions of disposal if you have any of these items.
- ❖ Two (2) parking spaces are provided **FOR EACH UNIT** on the townhouse property. These two spaces are marked with the unit number of the corresponding unit and are located directly in front of the unit for the exclusive use of that unit only. Use of any other assigned parking space(s) is prohibited without expressed permission by the unit owner / occupant. Guests may park in the spaces without numbers.
- ❖ Please place garbage in a securely tied plastic bag in the dumpster.

- ❖ Satellite dishes cannot be placed on the roof of the unit, storage unit, or in front of the unit.
- ❖ No decorations on the common ground at any time.
- ❖ Please put all bikes, children's toys, and other personal items away after use. **DO NOT LEAVE OUTSIDE ON FRONT LAWN, BEHIND UNIT OR IN PARKING LOT. After the first warning, these items will be removed at the owner's expense.**
- ❖ Please clean up all pet waste. Pets must be on a leash at all times when walking. Do not tie your animal outside of unit at any time. This is against City Code. Please contact Animal Control at 252-329-4387 should you notice these rules broken. Please keep pets away from flower beds, shrubbery, and heat pump compressors. The pet waste can kill and damage the shrubbery and flower beds.

These are rules that Allenton Estates Homeowners must agree to. Failure to abide by these rules will result in the following:

- **First Violation:** Warning Letter
- **Second Violation:** A \$50.00 fine in addition to any expenses incurred.
- **Third Violation:** A \$100.00 fine in addition to any expenses incurred.
- **Fourth Violation:** You will be brought before the board before the board to have a ruling of a fine.

A letter will be sent out at each violation to the owners of the unit. ALL RENTERS MUST ABIDE BY THESE RULES TOO. We thank you for your help to keep this a nice clean and safe place to live.