

ALLENTON

Rules and Regulations - Rules revised March 25, 2018

The following Rules and Regulations have been put in place by the Board of Directors of Allenton Homeowners Along with the Rules, all City Ordinances and other pertinent laws shall be obeyed. All owners will be held accountable for the actions of their tenants, guests, family members, pets, etc.

Residential Only:

Each home is for residential purposes only. No business or commercial enterprise may be carried out upon any lot. No barber shops, beauty shops, commercial or business shall be permitted.

Pets:

No more than two pets allowed per lot.

No pets other than dogs, cats, or other household pets may be kept provided they are not for commercial purposes.

Pets cannot constitute a danger or nuisance including, but not by way of limitation, excessive barking or causing property damage.

All pets must be controlled by a leash when outside and under the supervision of the owner.

All homeowners must pick up after their pet.

Feeding of any pet must occur inside your home.

Parking:

The streets are a no parking zone except in certain areas. This is to allow emergency vehicles to pass. If a vehicle is parked on the street that vehicle should be reported to City Code (252-329-4110) or, if after hours, to the Non-Emergency Police line (252-329-4315).

Homeowners must park on their assigned spot. Parking on the grass is against city code and destroys the aesthetic of the community. If you notice someone parking on the grass please report this to City Code or if after hours, the Non-Emergency police lines.

Vehicles:

No wrecked, non-drivable, or junked motor vehicles.

No vehicles without current license plates.

No boat, trailer, mobile home, camper, recreational vehicles, or truck rated over (1) ton shall be permitted to remain for any period-of-time on the street or lot.

All vehicles must be parked on the driveway. Parking on the grass is against the covenants as well as city code. This destroys the grass in the area.

No repairs on vehicles in the parking lot will be permitted.

Trash:

All trash must be kept inside their respective sanitary containers at all times. The City of Greenville will not pick up any cardboard or trash this is outside its container.

Bulky Pick Up:

The City of Greenville offers a Bulky Pick -up service by appointment only. If you have a larger item for the City of Greenville to remove such as a mattress sofa, table, or other large household item please leave this item outside on the street only on your scheduled day. They can schedule an appointment please call 252-329-4522.

Please note the city does not pick up construction debris, demolition, or building debris. This includes wood, carpet, and paint. These items must be taken directly to the city dump.

Landscaping:

The Homeowners Association has chosen to hire a landscaper to take care of the basic landscaping for all homeowners in the community, and inside fences. The landscaper will mow the grass on a regular basis and trim the bushes and trees twice a year.

All landscaping in front of homes must be uniform in appearance. Small evergreen bushes are used for this effect. If a bush is missing or dead it shall be replaced with a similar if not identical bush to keep up appearances.

Homeowners are responsible for keeping the area inside their fence well maintained so that no vines or plants are permitted to grow so they can be seen outside the fenced area. If your neighbor's backyard has grown over several inches in height please call city code enforcement agents for fastest response (252-329-4110).

Any change to the landscaping visible from the street must be approved by the board of directors prior to installation.

Home Maintenance:

Maintenance of the Townhouse is the sole responsibility of the homeowner. All lots, whether occupied or unoccupied shall be maintained by the owner with no rubbish or debris allowed. Pressure wash as needed. Townhomes with mold or mildew are in violation of city ordinance. Homeowners are required to keep their home in uniform appearance with the rest of the community.

Each townhome is required to have all shutters and doors on their property in good working order and painted with same color throughout the community.

Each home is required to have a number posted between the doors in a fashion identical to the other homes in the area.

Personal Items:

Personal items shall not be kept in an area outside a homeowner's fenced in backyard or outside of their individual dwelling unit.

Townhomes may have one or two small decorative items in front of their unit. (ie: flower pot, garden flag). Too many items will get in the way of the landscapers and shall not be permitted in the grass or near front bushes.

No temporary or permanent structures may be erected or placed upon any lot such as a bicycle, skateboard or other entertainment ramps.

No basketball goals of any kind shall be permitted at any time upon any street or lot.

No yard sales or fundraisers will be permitted.

Windows:

All townhomes are required to have screens in all windows and white horizontal blinds in good working order. Homes shall not have decorative items in the windows, excluding holiday decorations placed in a reasonable time frame. Curtains facing the street shall be white in order to maintain uniformity. Blankets are not a window treatment and are not permitted to be placed in the windows.

Broken window treatments must be repaired to original condition to good working order. No home is permitted to have a window ac unit.

Storm Doors:

A homeowner may replace without approval if they meet the following requirements:
Professionally installed and of "new" or "like new" quality.

White in color

Full-view Glass Door

If you wish to install a different style of door on the front of your home a written request must be submitted to the board for approval prior to installation.

Fencing:

No fence shall be constructed without prior written consent from the Board. All fences must be constructed of pressure treated lumber and no more than 6 feet high in a shape and style similar to what exists in the community

Satellite Dishes:

Each home is allowed one satellite dish no larger than 18 inches. Each dish must be professionally installed in the side or back of home. No dish will be permitted to remain in an area closer to the street than the front of the house nor in an area that will hinder the landscapers. No dish should be installed on the top of the house nor the fence. If you have any questions regarding this please ask the board of directors prior to installation.

Architectural Control:

Any change to the exterior of the building or land must be approved by the Board of Directors prior to the start of work. Any architectural request expires one year after the date the board approved the request unless the work has been completed.

No storage buildings or any like structure shall be erected or placed on any portion of the lot for temporary or permanent use.

Signs:

One professional for sale sign is allowed on each property.

One for rent sign is allowed and shall be permitted in the window of a duplex only.

GUC Boxes:

Please remember to ask all members of your household to stay away from GUC Boxes. These boxes are extremely dangerous. If you notice that your box or any other container is damaged on your property please report it to the correct entity.

Violation Enforcement:

Violations will be handled using the procedure below. The board has the authority to escalate the process for any issue at any time.

1st letter Courtesy Warning

2nd letter Fine Warning

3rd letter Fine Hearing

First offence will be \$50.00, 2nd offence \$100 .00. In addition to Owners will also be assessed court costs and fees if further legal action is required.

Please note, North Carolina law allows for fines up to \$100 per day that the violation exists.

If you observe anyone violating the rules and regulations established for Allenton Homeowners you can submit a complaint on the website for HOA Management Company at www.hoamgtcompany.com.

**ALLENTON
BOARD OF DIRECTORS**

Color Code for Front Doors/Shutters

Current color was from sherwin williams A100 Gloss

BAC Colorant 02 32 64 128

W1 White - 2 1 -

B1 Black 2 53 1 1

L1 Blue 4 15 1 1

Y3 Deep Gold 2 55 1 -