

Breezewood I Rules and Regulations

In an effort to preserve the integrity of every homeowner, the Board is to establish penalties for the infraction of the rules of the Association. The Board is empowered to suspend voting rights and to impose financial penalties in the case of those who disregard the rules after a request for compliance has been made. Homeowners are responsible for the actions of their dependents, guests, and tenants.

I. Architectural Rules

- A. No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to change or alteration therein be made without prior approval of the Board.
- B. A storm door placed and maintained on the front entrance must be a heavy duty white door of the same make and approved by the Board.
- C. Outside radio or television antennas, or other similar devices, including satellite dishes may be permitted at the sole discretion of the Board.
- D. Patio shades/blinds must be white in color, roll to the inside of the patio, be vertical and should be maintained and regularly cleaned by the owner to ensure appropriate aesthetics throughout Breezewood.
- E. Window treatments (blinds/curtains) should be off-white or white color.
- F. Gutters over the patio must be aluminum, white in color, and have a splash block beneath the downspout. The gutters need to be approved by the Board of Directors PRIOR to placing them up. These will need to be installed professionally, by a qualified contractor, at the homeowner's expense.
- G. No window air conditioners allowed.

II. Common Ground

- A. The common grounds may be used for playing so long as it does not destroy grass or plants and is not too loud so as to be an annoyance or nuisance to the neighborhood.
- B. No playground equipment should be erected on common grounds.
- C. Children are not to play on roofs or around the mailboxes. Parents will be responsible for replacing any common property damaged or destroyed by their children.
- D. Yard sales are prohibited.
- E. Grills must be stored on patios or in storage rooms and not at entrances, in stairwells, or on balconies. The North Carolina Fire Prevention Code Volume V, Section 504.8 states "Charcoal and gas grills are prohibited within 10 feet of combustible material. Therefore, no grilling is allowed within 10 feet of the buildings or combustible landscape material.

III. Signs

All FOR SALE/FOR RENT signs should be placed in the flowerbed/shrubbery area of the unit in question. Signage is prohibited on the common areas and entrances and will be removed. For any other signage, homeowners are required to contact the management company prior to putting up the sign to get board approval.

IV. Limited Common Elements

- A. Limited common elements assigned to the exclusive use of one or more units shall be kept in a clean and orderly manner.
- B. No laundry (towels, etc.) hanging on the units, patios, or decks.

V. Landscaping

- A. No gardens are allowed on common ground.
- B. Any resident wishing to remove or plant shrubbery must submit a written request to the management company for the Board to review, flowers may be planted in the flower beds or shrubbery area, provided they are maintained by the owner.

VI. Noise/Nuisance

- A. No Noxious or offensive activity shall be conducted upon any unit or in the common elements nor shall anything be done thereon which may or that may become an annoyance or nuisance to the unit owners.
- B. Being respectful and thoughtful of one's neighbors is especially important. Measures must be taken to keep from disturbing the peace and tranquility to which you and your fellow neighbors are entitled.
- C. Radios, stereos, televisions, and pets should not be louder than normal conversation level in a unit with its doors and windows open.
- D. Patio/Deck usage should be monitored so that noise is not above normal conversation level.
- E. Loud noises should be avoided at all times, but especially between the hours of 11:00 PM – 8:00 AM, according to the City of Greenville Noise Ordinance. If a resident should be disturbed, he/she should first attempt to notify the disturbing party. If it recurs, the police should be called.

VII. Pets

- A. Pets are allowed, provided they shall not disturb or annoy residents.
- B. Pets shall be on leashes at all times and shall not run free. This is according to the City of Greenville leash law. Pets will be reported to Animal Control if seen unleashed.

- C. Owners need to “scoop the poop” of their animal and dispose of it in the trash container.
- D. Dogs should not be walked near shrubbery or air conditioning condensers.

Fines:

First offence: Warning letter

Second Offense and every offense thereafter: \$100.00

all fines will be added to the homeowner’s account and they will be notified in writing.

VIII. Parking

- A. Parking is available in unmarked spaces throughout the complex.
- B. Only passenger cars and/ or trucks of one-quarter ton capacity or less shall be permitted to utilize parking spaces.
- C. Parking of any kind shall be prohibited except in parking spaces designated as such.
- D. Boats, trailers, recreational vehicles, and large trucks of over one-quarter ton capacity are prohibited. These can be towed on sight.

A vehicle will be towed due to the following:

- **Vehicle has expired license/inspection sticker**
- **Vehicle is parked on the grass/common area.**
- **Vehicle is double parked.**
- **Vehicle is parked in the road or curbside.**

A flier will be placed on the violating vehicle that will have a certain time to remove the vehicle or make arrangements with the Board / Management Company. A vehicle which is double parked may be towed immediately with no notice given.

- E. Should a person park behind you, call a towing company to have the vehicle towed at the owner’s expense. Please inform the management company of who towed the vehicle and the car information.

There is a \$100.00 fine for illegally parked vehicles. A warning will be issued before the owner is notified of the fine.

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.

All concerns, complaints, or maintenance needs to be in writing 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.