Forbes Woods HOA Rules and Regulations

Updated and approved by the Board of Directors of Forbes Woods HOA (July 2020)

THIS IS YOUR NOTICE FOR MOST RULES MOST VIOLATIONS WILL BE ACTED UPON ONCE DISCOVERED WITH NO FURTHER NOTICE.

All residents (owners, tenants, and their guests) are required to abide by the guidelines set forth in this document, in addition to the recorded restrictive covenants and bylaws for Forbes Woods Condominium Association.

The City of Greenville prohibits residential occupancy in any structure of dwelling unit of more than 3 unrelated individuals (City Ordinance Sec. 9-4-22, Definitions.) For a full list of Greenville city ordinances please visit.

http:// library.amlegal.com/nxt.gateway.dll?f-templates&vid=codeofordinance: Greenville_nc

Owners are ultimately responsible for the conduct of their children, guests, tenants, and pets. Payment for any damage to common areas, buildings, etc. caused by residents, guests, or pets, or any fine imposed on a tenant for rule violations, will be the responsibility of the homeowner. Any homeowner who rents their unit **MUST** provide the management company with the name(s), and contact information of their tenants, vehicle, and pet information for emergency purposes. Failure to notify the management company with current information/ tenant information may result in additional assessments for failure to gain entry into your unit.

General Regulations

1. Personal property is not allowed to be stored outside of the patio, in front/side yards. This includes but is not limited to garden tools, exercise equipment, refrigerators, freezers, and other appliances. Nothing is to be stored under the stairwells or in the common areas. Items found in these areas will removed by the Management Company of Board of Directors without notice.
2. Water hoses must be removed from hose bids when not it uses and stored on the patio/balcony or within the unit. Water hoses found in the flower beds not in use will be removed without notice.
3. All decoration must be confined to the unit's patio or balcony and the front entrance way area. No decorations shall be nailed, screwed, or permanently affixed to the exterior building in ay manner. No items are to be hung in trees or on the shrubs.
4. Holiday decorations must be confined to the unit's interior, front door area, and/or patio/balcony. They may be displayed four weeks prior to the holiday and must be removed no later than two weeks after the holiday.
5. Breezeways are to be kept clear of debris and clutter. There must be 3ft of clearance between any object (furniture, plants, etc.) and the edge of the breezeway. The edge of the breezeway is defined as the railing on the second floor and where similar railing would exist on the first floor. There are to be no items displayed or stored on the stairs or landings. Items found on stairs or landings are subject to removal without notice by the Management Company or Board of Directors without notice. Trash and animal waste bags are not to be left on the sidewalks, breezeways, or patios at any time. <u>All trash should be disposed of immediately in the dumpsters. Any unit found in violation of this will be subject to an immediate $100 fine per/day occurrence.</u> Furniture must be designed for outdoor use, in good condition, and be in compliance with all city ordinances. Absolutely no couches, recliners, etc. intended for indoor use are to be use or stored on patios or balconies. Freezers and refrigerators are also prohibited on patios and balconies.

6. Residents and guests should not play under the stairwells. This includes but not limited to removal or playing in the rocks or swinging from any railings or steps.
7. Only professional "For Sale" or "For Rent" signs are allowed to be displayed at the entrance of the neighborhood on the right hand side. (Signs are available for purchase at hardware stores or by realtor.) Signs may not be handwritten with the excepting of a phone number. Signs must be kept in good condition. Once property has been sold or rented the sign should be removed within 7 days to avoid removal of sign by management company. Management will retain sign for 30 days before disposal.
8. All trash items are to be placed inside the proper receptacle (dumpster or recycle bin.) Dumpsters and recycle bins are for use by Forbes Woods residents only. Bulk items must be reported to the City of Greenville Sanitation Department via City Compass by calling 252-329-4522 or through their website (www.greenvillenc.gov) City compass is also available as an app on your iPhone or android device. DO NOT place bulk items beside the dumpster until the items are reported to the City. The City of Greenville will not pick up construction debris such as carpet/padding, large rugs, plumbing fixtures, cabinets, lumber, tile etc. These items should be removed from the property by the installer/resident. There is a county dump site located 2.2 miles away from Forbes Woods at 4554 County Home Road. Additional information can be found at https://www.pittcountync.gov/432/Collection-Sites. Paint cans are not to be discarded until fully dry/hardened or completely empty.
9. Dumpster lids and doors should always be kept closed. Doing so will help prevent unwanted wildlife from entering the community.
10. Skateboards, rollerblades, scooters, bikes, hover boards, etc. are prohibited from use on the entryways, breezeways, sidewalks, or grass common areas.
11. No sport items (basketball goals, soccer goals, ramps, etc.) are to be placed on the common areas, including the parking lot. The common areas may be used for playing so long as it does not destroy grass, plantings, or other structures, and is not too loud to be an annoyance or nuisance to the neighborhood.
12. It is illegal to discharge any weapon, including air rifles and BB guns. Use of fireworks and laser devices are also prohibited. Any offense of this nature should be immediately reported to Greenville police.
13. Cigarette butts and any other tobacco related materials shall not be discarded in the common areas.
14. . Gas/charcoal/electric grills may be stored on first floor patios; only electric grills are permitted to be stored or used on 2nd floor balconies. Section 504.8 of the North Carolina State Fire Prevention code prohibits outdoor grilling within ten (10) feet vertically and horizontally of all occupancies and landscaping/vegetation. The code applies to charcoal grills, LP-gas grills, hibachis, smokers, or any appliance which use an open flame. After use of the grill, it needs to be returned to the patio, when cool, within 24 hours. Grilling is not allowed in the parking areas, in breezeways, in front of the building, nor on the side of any building. Damage to any part of the building or common areas because of heat and/or fire from any grill, or the like will be the responsibility of the homeowner to repair. Residents may report 2nd floor grill use to the Greenville Fire department.
15. Fire pits are always prohibited
16. No obnoxious or offensive activity that may become an annoyance or nuisance in the neighborhood is allowed. Music, TV, pets, chatter, etc. should not be heard louder than

normal conversation level. The City of Greenville Noise Control Ordinance (Sec 12-5-1 through 12-5-14) restricts sound levels between 11:00 pm and 7:00 am. Excessive noise complaints during this time frame should be reported to the Greenville Police Department (252-329-4317). The City of Greenville noise ordinance is "designed to address unreasonably loud, annoying, disturbing noise including, but not limited to yelling, barking animals, and loud music (including subwoofers). The ordinance applies to noise generated inside or outdoors. Noise generated inside an apartment or house that carries into another apartment or house (including bass that vibrates the walls) are a violation." Case numbers may be provided to management for follow up. Noise complaints outside of this time frame may be reported to management in writing/email with a specific date, time, and residence.

17. Parties are not permitted on the common areas, including the pool, unless sponsored by the Forbes Woods Homeowners Association. Profit-making events are not allowed in Forbes Woods, to include but not limited to garage sales, yard sales, bake sales, etc. UNLESS they are sponsored by the HOA.

Architectural Regulations

1.) Window treatments are mandatory to maintain the uniformity and integrity of the property. All windows must be covered with mini blinds or Venetian blinds, solid white or beige in color only, and all coverings must be upheld. No flags, banners, or other colorful material shall be used as window coverings. Any damaged blinds must be replaced immediately. Any colored window treatments behind blinds which are visible to the exterior will be considered in violation

2.) It is required that exterior window screens must always remain on and in good condition. Window screens must have white frames. Window screens are the homeowners/resident's responsibility to maintain.

3.) A/C window units, window fans, portable A/C vents in the windows and the like are prohibited

4.) . No signs, including real estate signs and political signs shall be placed in any windows.

5.) Patios and balconies will always be kept neat and clean. Household items are not to be stored on the patio or balcony. Residents shall not hang or drape rugs, towels, laundry, or the like on the railings or other portions of balconies or patios.

6.) No hardware can penetrate any of exterior building materials. This includes but is not limited to decorative flags, satellites, etc. Owners will be held responsible for any damages caused to the building (exterior or interior) from improperly hung items.

7.) Exterior doors, windows, and the casing around each are considered limited common elements and require prior written approval from the Board of Directors for any changes. All entry doors must be painted Forbes Woods brown. Any door found not to be complying will be painted by the HOA and billed to the owner. Storm doors may be installed on the exterior entrances of any unit. Storm doors must be brown/bronze with a full-view window opening, which may contain a glass or screen insert. A kick plate no taller than 6" may be installed at the bottom of the storm door. Replacement windows must be the color of the surrounding trim and remain uniform with the existing windows throughout the property. Any damages to exterior glass surfaces are the responsibility of the homeowner to repair immediately.

8.) . No exterior addition, change or alteration is permitted until the plans and specifications showing the nature, kind, shape, height, materials, and location are submitted for Board review and approval

9.) If you are interested in putting up a satellite dish you must submit your request, in writing, to the management company to be approved by the Board of Directors. The request must state the size of the dish, the installation company, and where the dish will be installed. No satellite dishes are to be installed on the building, fence, or common ground. All cables must be discreetly hidden. The satellite dish and accessories are not the responsibility of the HOA to fix or maintain. Any satellite dishes that are not approved or on the common grounds will be removed by the management company or Board of Directors without notice.

10.) Residents are NOT permitted to landscape any part of the common grounds without prior written approval from the Board of Directors. All items in containers must be planted in containers designed for that specific purpose. The flower beds in the front of each unit shall have pine straw as the bed covering and will be replaced as funds are available. Gardens in the common area are prohibited.

11.) Exterior annual termite inspections will be scheduled through the management company. This is a service covered under the Association's pest control contract. Failure to make your unit available during the inspection period will result in being fined.

Parking Regulations

The following violations will cause your vehicle to be towed. Notice will be placed on the vehicle in violation providing the owner seven days to correct the issue/s and contact management. If the issue(s) is not corrected in the specified time frame this will result in your vehicle being towed. If your vehicle is towed and brought back on to the property with the same infraction it is subject to be towed without warning or notification upon visual inspection. The Forbes Woods HOA will not be responsible for vehicles towed from the property. All towing will be at the owner's expense. If you are double-parked, parked in an undesignated area, in front of dumpsters, on sidewalks, patios or on the grass common area, the vehicle will be towed at the vehicle owner's expense immediately with NO NOTICE GIVEN. Three vehicles are permitted per unit. If your vehicle has been towed, please call the Greenville Police Department at 252-830-3937. They will be able to help you locate your vehicle.

1. Parking of any kind shall be prohibited except in designated spaces.
2. Each unit has one designated lettered space that corresponds to the letter of their unit. Residents have the authority to have a vehicle towed that is parked in their assigned spot without any warning. Towing will be at the expense of the vehicle owner who is in violation.
3. Vehicle repair or maintenance is not permitted within Forbes Woods. The homeowner is responsible for costs of cleaning and/or repairing damage to the parking lot caused by his/her vehicle(s), tenant's vehicle(s) or guest's vehicle(s) including, but not limited to leaking oil, antifreeze, or other corrosive substances.

4. All vehicles MUST have current license/inspection stickers and should remain in drivable condition (this includes keeping tires inflated).
5. All vehicles must be parked within lines of designated space for the unit. Parking across lines is NOT allowed.
6. No vehicle can be used as storage. This is defined as being parked in any spot more than 7 days with household/personal goods, or commercial supplies/materials that are clearly visible and would prevent passenger access and/or driver visibility. This would include excessive or unsightly items in the bed of a pickup truck.
7. The Board of Directors reserves the right to designate spaces for handicapped parking. Any vehicle parked in a handicapped spot and does not display a handicap plate or placard from the rear-view mirror will be towed on sight.
8. No pickup truck shall have any item extending out of the bed of the truck, flagged or not, with consideration for pedestrian traffic.
9. Absolutely no boats, jet skis, trailers, semi-work trucks, commercial covered storage trailers, dump trailers or oversize commercial vehicles, or recreational vehicles are to be parked on Forbes Woods property. They are subject to be towed on sight at the owner's expense.
10. There is to be no parking, driving, loading, or unloading of vehicles on grass surfaces, sidewalks, or common areas. Vehicle will be towed immediately without notice.
11. A temporary portable storage unit (POD) may be parked in the unit's assigned spot with prior approval from the management office. No POD is to remain on the property more than 3 days.

Pet Regulations

Any pet violations must be submitted in writing/email with as much detail as possible. Minimum information needed to issue a violation is as follows: unit in which the pet/owner reside, date and time of occurrence, and description. Without the proper information Forbes Woods HOA cannot and will not respond to pet complaints. The Forbes Woods Board of Directors has adopted the following:

A. No owner, renter or guest shall possess the following breeds of dogs on the property as of October 22, 2018. Any pet meeting these criteria before this date are grandfathered for the duration of the pet's life.
   - Pit Bulls
   - Boxer
   - Doberman
   - Rottweiler
   - Chow
   - Mastiff
   - Shar Peis
   - Grant Dane
   - German Shepherd
   - Any single pet over 50 lbs.

B. Forbes Woods HOA Board may review this list at any time and make changes upon 30-day notification to the association.

C. All dogs, regardless of size, must have a collar with identification to include Name of Pet, Name of Owner, Address of Owner and/or Phone Number.
D. All persons must have a pet waste bag, either self-provided or by the association, on hand to clean up any fecal matter released from their pet.
E. Pets are not allowed to freely roam around the neighborhood and MUST be restrained either by leash or other means.
F. The owner must present to the President or any member of the Board of Directors, upon request, proof of vaccinations. A pet having proper identification tags detailing the proper vaccination records constitutes valid proof of vaccination history and recommended by the association.
G. Forbes Woods HOA shall fine the owner $50.00 per month for failing to comply with mandates herein (Pet Regulations, d-g). $75.00 per month for those who fail to comply with mandate (Pet Regulations, a).
H. HOA aligns additional rules, regulations, definitions and alike contained within the City Code of Greenville which is as follows.
I. Any injuries caused by a pet on the property for which an insurance claim is made, the owner of that unit will be assessed back any settlement or judgement including but not limited to any attorney fees, court costs, and HOA personnel costs.

Greenville, North Carolina City Code 12-16 is applicable to this resolution:

Aggressive animal.

1. An animal when not on the owner's or keeper's real property that attacks or attempts to attack a person without provocation and such attack does not result in severe injuries; or
2. An animal, on more than one occasion, and when not on the owner's or keeper's real property attacks livestock or other domesticated animals causing minor injury of that livestock or other domesticated animals.

Animal. Any living, vertebrate creature, domestic or wild.

Attack by an animal. Any assault or battery by an animal upon a person or domestic animal, to include biting, felling or toppling, tearing of clothing, provoking flight to escapes attack, or any other act which could reasonably cause any injury to the person or domestic animal, so as to cause physical injury to such person or domestic animal.

This does not include the playful behavior by an animal that is welcomed and not likely to cause any injury, fear or harm to the person or animal.

Dangerous or vicious animal

1. An animal whether on the owner's or keeper's real property and without provocation kills or inflicts sever injuries to a person.
2. An animal that is owned or harbored primarily or in part for the purpose of fighting, or an animal trained for fighting.

3. An animal that leaves the owner's or keeper's real property and approaches a person in a vicious or terrorizing manner and in an apparent attitude of attack, that causes the person to be killed, or sustain severe injuries.
4. An animal that has been ruled "potentially dangerous" and subsequently attacks again, causing injury.

Domesticated. Any animal kept, cared for, sheltered, fed, or harbored for use as a pet. The HOA determines domesticated to be cats, dogs, birds, hamsters, mice, and fish

Offenses and Public Nuisances

Owner. Any person, group of persons or any entity possessing, keeping, having charge of, sheltering, feeding, harboring, or taking care of any animal covered by this chapter.

Owner's or keeper's real property. Any real property owned or leased by the owner or keeper of the animal, not including any public right-of-way or a common area of a condominium, apartment complex, or town house development.

Pet. A domesticated animal kept for pleasure rather than utility. Pets include, but are not limited to, birds, cats, dogs, fish, hamsters, and mice.

Potentially dangerous animal.

1. An animal whether on the owner's or keeper's real property, and without provocation inflicts a bite on a person and causes severe injuries to the person.
2. An animal that killed or severely injured the domesticated animals of another when not on the owner's or keeper's real property and without provocation.
3. An animal when not on the owner's or keeper's real property and without provocation in vicious or terrorizing manner approaches another person in an apparent attitude of attack.
4. Severe injury. Any physical injury that results in broken bones or disfiguring lacerations or requires cosmetic surgery or hospitalization.
5. The number of household pet is not to exceed **two** in total.

No dog(s) may be staked on common area(s). Lead lines are prohibited as well. All pets should be leashed when outside (City of Greenville animal Control Ordinance.) Residents are requested to restrain cats and NOT allow them to roam free.
Should any damage be caused by pets in the common areas, the owner of the unit where pet resides will be responsible for the cost of repairs.

No pets shall be left outside of the home unattended including balconies and patios.

Any excessive animal noise should be reported to the Greenville Police Department or Animal Control Office at 252-329-4387 for immediate attention. Complaints may also be made to the management company in writing/email with specific information.

Any unit with violations noted during routine monthly inspections will not receive an initial warning letter. A violation of these Rules and Regulations will result in an immediate notice of hearing letter mailed to the owner's address on file with the management company and will result in a fine of up to $100 per day or occurrence. Vehicle violations will receive a notice placed on the vehicle and may result in it being towed if the issue remains un-resolved, as well as a potential fine.

All information related to violations must be submitted in writing or email to the Forbes Woods community manager at HOA Management Co., LLC. Email: receptionhoa@gmail.com