

## **Legends Homeowner Association Rules and Regulations**

Revised: February 2015

The following Rules and Regulations have been put in place by your Board of Directors to make living at Legends pleasant and comfortable for every resident. Failure to comply with these Rules and Regulation will result in the following:

**First Offense – Warning**

**Second Offense - \$50.00 fine**

**Third Offense - \$100.00 fine**

**Additional Offenses - \$100.00 per occurrence**

- 1. Pets – Two dogs or three cats or other household pets are allowed, but not to exceed three per household. They shall not disturb or annoy other residents. The City of Greenville always requires that dogs be kept on a leash when outside and that the owner must “scoop the poop”. If City Code is violated, Animal Control will be contacted, and you will be held to the above listed enforcement by the association.**
- 2. Vehicles – Only passenger cars and trucks of one-ton capacity or less shall be permitted to utilize the parking area. Any vehicles that are inoperable condition and does not have valid tags cannot be kept in the parking lot.**

**Each vehicle should be parked between two lines that are designated. Vehicle maintenance will not be permitted in the parking area. No trailers or boats. All motorcycles should have a block of wood under kickstand. The Board holds the right to tow or remove any vehicles, boats, trailers etc. at the owners’ expense if they violate this rule.**

- 3. Children are not allowed to play on fences, mailboxes or mechanical boxes. Parents will be responsible for any damage caused to common property by their children.**
- 4. No items should be stored outside of the unit or patio area. This includes bicycles, exercise equipment, toys, etc... These items should be stored inside the patio area or storage room. If these items are left outside unattended or in the way of the landscaper; they will be removed from the property as well as a fine imposed.**
- 5. Real estate or “For Rent” signs should be placed in the flower beds only as not to impede the landscaper. If signs are placed in the grassy area, they will be removed. No “For Sale” signs or “For Rent” signs will be permitted at Legends entrances. No signs are allowed in windows. There will be no exception to these rules. Political signs may be placed for 45 days only, and then they must be removed.**
- 6. No noxious or offensive activity will be conducted on the premises. This includes any activity that would be a nuisance or annoyance to the neighborhood.**
- 7. Noise-- No noise should be louder than the normal spoken voice. This includes pets, stereos and televisions. If the noise occurs after 11:00 pm it is requested that the police be contacted and you email the management office in writing of the complaint so we are aware of the situation.**

8. **Window Treatments – All window treatments should be white or beige in color and should be in good repair. No flags, banners or blankets will be used as drapes.**
9. **Satellite Dishes: No satellite dishes or comparable devices are permitted without prior approval by the Board of Directors. Satellite dishes are NOT allowed in the front of the unit (on building or in common area).**
10. **All garbage must be discarded in dumpsters not left outside. This includes cigarette butts. Large items are not to be disposed of at dumpster area. You are responsible for disposing of these items at the land fill, or:  
  
You must call the sanitation department of the City of Greenville to dispose of any furniture, appliances, and any large household items. City of Greenville Sanitation Department can be reached at 252-329-4522.**
11. **No bicycles or skateboard ramps are allowed. No temporary or permanent recreational structures can be erected on the premises. This includes but is not limited to, basketball goals.**
12. **There are no fireworks allowed in Legends, nor are they to be set off on the property. Fireworks are against North Carolina State Law and any violation of these rules are subject to criminal prosecution.**
13. **No personal yard sales. The only yard sales allowed are the ones put together by The Board of Directors.**

**Home owners are responsible to make sure that all tenants abide by the Rules and Regulations, as well as the Covenants and Bylaws of the Legends HOA. If not, the landlords are subject to the fines. The Home Owners Association does not handle your tenants!! You can find a set of Rules and Regulations and/ or Covenants and Bylaws on our website listed above.**

**All questions and concerns MUST be in writing to the address listed above or emailed to your community manager. We will not receive your complaint over the phone.**