

**Lexington Square HOA  
Rules and Regulations  
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Rules and Regulations

Revised on December 1, 2014

**The following Rules and Regulations have been put in place by your Board of Directors to make living at Lexington Square pleasant and comfortable for every resident. The City Ordinances are to be followed as well. Failure to comply with these Rules and the City Ordinances will result in the following:**

**First Offense – Warning**

**Second Offense - \$50.00 fine**

**Third Offense - \$100.00**

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

- 1. Pets – Three 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 requires that dogs be kept on a leash at all times 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-quarter ton capacity or less shall be permitted to utilize the parking area. Each vehicle should be parked between two lines that are designated. Vehicle maintenance will not be permitted in the parking area. Should you violate any of the parking rules, you will be towed without further notice. If you need a trailer for limited time, you must have approval by the Board of directors.**
- 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. There will be an immediate action on this issue- no warning.**
- 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, 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 signs can be posted in the windows.**
- 6. Prior to satellite dishes being installed, the request need to be placed in writing and submitted to the management company for the Board to provide PRIOR approval before installation.**

Satellite dishes are not allowed to be installed in/on the following areas: any portion of the building, fence, or common area. The dishes need to be installed inside the patio on a pole or on the roof of the storage shed. The dishes cannot be placed any higher than the fence. If placed on storage shed roof, the owner is responsible for any damages the dish causes.

Any satellite that is not in use or if renter/owner is moving out the satellite needs to be removed by the owner at their own expense. If the satellite is not removed the association will remove it but at the owners expense. All wires associated with the satellite needs to be removed as well.

7. Noise – No noise should be louder than the normal spoken voice. This includes pets, stereos and televisions. The 24 hour noise ordinance with the City of Greenville is to be maintained. There will be immediate action – no warning given.
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. 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.
10. 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.
11. No building, fence wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration should be made until the plans and specifications showing the nature, kind, shape, height, materials, and location has been submitted in writing to the management company for board approval.
12. Storm windows and a storm door on the rear entrance may be placed and maintained by the owner without need for approval of the Board; but a storm door placed and maintained by owner at the entrance, or front door, must be approved by the Board PRIOR to installation.
13. Everything needs to be in good repair and looking nice. If anything on the building or in the common area is in disrepair a letter will go to owner giving a time limit to get it repair. Once the time comes us and the item is still in disrepair a fine will be placed or the association will make the necessary repairs and the expense will be billed back to the owners HOA account.

Home owners are responsible to make sure that all tenants abide by the Rules and Regulations, as well as the Covenants and Bylaws of Lexington 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 or email listed above. We will not receive your complaints over the phone.