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*"Your community is in our hands."*

## **Planters Walk Rules & Regulations**

Revised: September 2015

To preserve the property values of all homeowners and to protect the rights of homeowners and occupants, the Board of the Planters Walk Homeowners Association sets forth the rules below. These rules and regulations are a summary of the Planters Walk Restrictive Covenants. A copy of the restrictive covenants can be found on our website: [www.hoamgtcompany.com](http://www.hoamgtcompany.com) or can be emailed/mailed per request.

These rules will be duly enforced by the Planters Walk Board of Directors. If you are found to be in violation of any of the Rules and Regulations for Planters Walk HOA, the Association will enforce the following actions:

1. You will receive a friendly letter giving you adequate time to rectify the violation.
  2. If the violation is not rectified, then a second letter is sent with a warning of a fine.
  3. If the violation is not rectified by the deadline in the second letter, a fine will be issued. First fine: \$50 and all fines thereafter: \$100 per occurrence.
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1. No noxious or offensive trade or activity shall be permitted or allowed to exist on the property which is or may become an annoyance or nuisance to the neighborhood.
  2. No structure of temporary nature, including but not limited to a trailer, mobile home, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no trailer, mobile home, tent, shack, barn or outbuilding shall be permitted to exist on the property as a residence.

**No building, fence, or structure shall be commenced, erected or maintained, nor shall any exterior addition to any structure be made until the plans and specifications showing nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing by the Board of Directors.**

No building shall be erected or permitted to remain nearer than 10 feet to any sideline or nearer than 15 feet to the rear line of any Lot.

No fence shall be erected along the front line of any Lot nor along the side line of any Lot that adjoins a street except a split-rail, wooden fence of not more than two horizontal rails. No fence of chain link type construction or in excess of four feet in height shall be approved by the Committee, except that the Committee, in its sole discretion, may approve fences of chain link construction and up to 6 feet in height for the purpose of confining pets provided same does not extend more than 25 feet in any direction and are constructed within the minimum building setback lines.

3107-B South Evans Street Greenville, NC 27834

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3. **The property shall be used for residential purposes only and no business or commercial enterprise may be carried on upon the premises.**
4. **No lot shall be used or maintained in an unsightly manner or as dumping ground for rubbish, trash or debris. Lots must be well maintained and have no unattractive growth. Rubbish, trash, debris, garbage and other wastes shall be kept in sanitary containers specifically designed for such items.**
5. **Homeowners are allowed to have up to three household pets to include dogs and cats. These pets may not be used for commercial purposes to include breeding and further, that such pets do not constitute a danger or nuisance to other Lot owners or to the neighborhood. No pets are allowed to roam free and must always be under the control of the owner when outside. The owner must also clean up after their pet in any common areas or areas not owned by that individual homeowner. This is also a City Code and must be followed or Animal Control will be contacted.**
6. **No stripped, wrecked, or junked motor vehicles or vehicle without current license plates and registration shall be permitted to remain upon any lot. No trailer, mobile home, camper or recreational vehicle shall be permitted to remain upon any lot or on any part of the grass, unless it is located so as not to be visible from any street or road within the subdivision.**
7. **All City Ordinances must be complied with by all homeowners or their tenants. Any ordinance that is violated is subject to fines by the City of Greenville. The Homeowners Association will support the fines issued by the City of Greenville and may even make the City aware of any violations to keep the neighborhood operating within the local laws.**

**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 Planter's Walk HOA. If not, the landlords are subject to the fines.**

**All questions, requests, or concerns MUST be in writing to the address or email listed above.**

**\*\*Written requests must be emailed to [maint@hoamgtcompany.com](mailto:maint@hoamgtcompany.com) or mailed to 3107 S. Evans St. Suite B Greenville, NC 27834.**

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