

SUNSHINE LANE HOMEOWNERS ASSOCIATION

The Sunshine Lane Board of Directors has prepared the following statement of the rules and regulations for the Sunshine Lane community. It is based on current policies which have been approved by the Board of Directors and is subject to review and change by the Board of Directors.

General

Each homeowner is responsible for the interior maintenance of their property. The Board must approve any exterior modifications. This includes patio areas that may be visible from the exterior, antennas or dishes, light fixtures, doors, storm doors, and landscaping alterations.

The homeowner association is responsible for the exterior repairs of the townhouses, common areas, utility fixtures, and other facilities within Sunshine Lane complex

Exterior Maintenance

Exterior maintenance covers the roof and siding and is provided by the homeowners association. Exterior maintenance does not cover windows, doors, storm doors, screens, the patio, and the patio fence. The care and maintenance of these items is the sole responsibility of the homeowner.

Attic fans and canopies can be placed by a homeowner at their expense and it would be their responsibility to take care of. The attic fans need to be installed by a licensed contractor. Approval must be requested from Board of Directors.

Decorative Flags

One flag is permitted on the front and rear of each homeowner. The flag must be mounted on the townhouse with an appropriate flag holder. The American flag may be flown under these same guidelines. Flags may not be attached to flag poles or trees. Flags must reflect either the current season or special occasion. Special occasion flags, such as birthdays or the birth of a baby, are permitted for up to two weeks. Flags must have a maintained appearance and must be consistent with the community aesthetics. Flags are not to be displayed on common property.

Communications and Solar Equipment

Solar heating devices may not be attached to, hung from, or erected on any townhouse or on the common grounds.

One satellite dish is allowed for each townhouse. It must be 21 inches in diameter or smaller and can be mounted on the inside of the patio fence, side of building, and the side of the chimney. Do not mount on roof top.

Window Air Conditioners

Window air conditioners are prohibited from the community. Do not place any window air conditioners in the window of the townhouse.

Landscaping

Owners who desire to improve areas that are considered to be “common areas” must petition for permission to do so. Any resident who has specific requests for the Landscaping Service concerning their own garden beds must submit a written request to the management company. These requests will be reviewed for approval by the Board of Directors.

Landscaping must not be permitted to invade the properties of neighbors or common grounds. Should there be damages or other mishaps, the owner of the offending tree, vine, or other installation must solve the problem without delay and bear the cost of reparation.

The homeowner is responsible for ALL plantings in their landscaping or flowerbeds. However, the Landscaping Service provides maintenance for the area outside of the patio fence. This includes trimming the shrub twice a year. If you expand or change your landscaping then it will become your complete responsibility.

Pine straw and mulch are the only approved ground coverings. Pine straw is only ground covering provided by the homeowners association once a year. The Board of Directors will direct the Landscaping Service to do maintenance and clean up the landscaping at any unit where it is not being taken care of by the owner. This will be at the owner’s expense.

Parking

Each unit is assigned two parking spaces. There are also several visitor spaces located throughout the complex. These are reserved for the short term use of guests.

Residents may park in the two spaces assigned to their unit. If a resident has more than two cars they may also park in the space of another resident with the written permission of that said resident. Residents may not park in a visitor spot. All vehicles parked at Sunshine Lane must have current tags and registration. Motorcycles must be parked in the assigned parking space or the resident or within the patio enclosure of the resident. The motorcycle of a visitor to a resident of Sunshine Lane may also be parked in a visitor parking space. Motorcycles must not be parked on the sidewalk. A resident may report a parking violation to the management company. Offenders will be warned.

Garbage and Recycling

Garbage and recycling containers must be stored out or normal sight until collection day. Containers shall be brought to the curbside on the given day of collection, currently Thursday’s, and shall not remain in sight the day after collection. Trash must be stored in standard containers approved by the Greenville Utility Commission in order to be collected. Homeowners should place large items such as furniture, appliances, mattresses, etc. by the street on the appropriate Large Items Pick-Up Day. Residents should contact the City Sanitation Department for complete schedule.

Pest/Termite:

Pest control/termite inspections are provided by the homeowners association. It is included as part of the monthly fees. The annual termite inspections are the responsibility of the homeowner and should be done at the time the management company notifies homeowners that it is time to do it. During the assigned week, homeowners are to call Otho’s Pest Control (252-227-4005) to

set up an appointment, if the assigned week does not suit you, tell Otho's to schedule you for a different time. Homeowners who fail to have their annual termite inspection done will be fined \$100.00 per month until the inspection is done and a record of it comes from Otho's to the management company. If the termite inspection is not done within 90 days, any termite damage repair (both exterior and interior) WILL be the responsibility of the homeowner and any termite damage to adjoining units may be the responsibility of the homeowner that the termites are coming from.

Insurance

All residents must purchase homeowners insurance. All homeowners need to provide proof of insurance to the homeowners association. Each Resident is responsible for any/all damage caused by any fire or other occurrence at their unit.

Firewood

Firewood should be stored on bare ground or on the patio floor. It may be stacked on a metal frame within the patio enclosure.

B-B-Que Grills

Grills must be taken outside the patio area when used. You should position your grill at least 10 feet away from your residence and your patio fence when grilling. If you notice a resident using the grill within their patio area please remind them of the "10 feet rule" and ask them to move the grill to the outside of their patio. Grills may be stored within the patio area when not being used.

Noise

Residents must not cause or permit objectionable noise that disturbs others. "Objectionable" refers to frequent or continuous noise from pets, stereo, radio, TV, alarms, or other equipment. Please contact the Greenville Police Department with any of these issues.

Pets

House pets are allowed at Sunshine Lane.

Pets must not be kept outside of the residence in a cage, pen, fenced in area, or on a tether. Pets are not allowed to access to the common ground unless they are on a leash. Please clean up after your pets when you take them for a walk. Pet owners must not allow their pets to roam freely at any time. The Board of Directors has authorized the Animal Control Division to enforce the city leash law within the entire Treetops Association. Sunshine's Rule is to not let dogs pee on common grounds.

Garage Sales

Outdoor sales such as garage sales are not permitted at Sunshine Lane.

Signs

Signs of any type are not allowed within the Treetops complex or within Sunshine Lane. The only exceptions are signs approved and installed by the Board of Directors and Real Estate signs at a unit being sold. Permitted signs must be in shrub area by front door or patio gate.

Sunshine Lane Rules and Regulations will be enforced to promote a happy and healthy environment for all residents of this community.

1st Offence – Notification letter

2nd Offence – violation letter with notice of possible fine - \$100 for each occurrence of offence.

3rd Offence – letter of invitation to attend a fine hearing

Fines will be added to the homeowner's account and they will be notified in writing.