

## **Treetops Condos HOA Rules and Regulations**

### **Revised 2019**

According to Treetops Condos Bylaws, it is the duty of the Board to *"adopt, amend, publish and enforce reasonable rules and regulations that it deems advisable and necessary for the proper administration, operation, maintenance, conservation, and beautification of the Property..."* Article IV, Section 7 (d). Rules and Regulations are amended as follows. Homeowners shall be responsible for their dependents, tenants, and guests' compliance with all Rules and Regulations.

#### **Buildings**

- A.** Residents should not attach anything to the exterior of the buildings, to fences, balconies, or doors, without approval from the Board.
- B.** Before running exterior HVAC or gas lines to second floor condos, homeowner must submit specs to the Board and receive written approval.
- C.** All storm doors and sliding patio doors must be full glass and have dark brown trim (from the factory). Specs for new windows and doors must be submitted by homeowner and approved in writing by the Board before installation.
- D.** Items should not be hung or draped over balcony railings or patio fences.
- E.** The Association is responsible for maintenance and replacement of outdoor light fixtures; homeowners are responsible for bulb replacement. Second floor homeowners are responsible for replacement of stairwell lights. Stairwell lights should remain on at all times. White bulbs only for all outside lights.
- F.** Homeowner is responsible for front door, door knob and any locks. The Association will repaint the front door every 7 years when building is repainted.
- G.** Storage room doors and balcony doors are the responsibility of the Association. Storage room doorknobs are the responsibility of the homeowner.
- H.** Items must not be placed or stored under stairs. No items should be placed in "common areas," as defined by the Covenants, unless approved by the Board.
- I.** The Association is responsible for maintenance and replacement of building signs and numbers.

**J.** Windows and screens are the responsibility of homeowner. Fogged window glass should be replaced. Exterior screens must remain on windows and in good condition at all times. Replacement windows must have brown trim (from the factory) and be preapproved by the Board.

**K.** Before installing a satellite dish, resident must submit a form in writing to the Board and receive written approval from the Board. Installation must comply with all requirements, per the ***Satellite Installation Form Policy***.

**L.** Ground floor homeowners must comply with annual **TERMITE INSPECTIONS**, included in the Association's termite contract with Russ Pest Control. Notices are mailed to homeowners prior to inspection due date.

**M.** Outside Christmas lights are permitted between Thanksgiving and January 1. However, lights should not be attached to wood siding or attached with nails or screws.

### **Pressure Washing and Painting**

Patios and balconies will be pressure washed every seven years when the building is pressure washed and painted. Residents may pressure wash balconies or patios at other times at their own discretion and expense.

### **Noise**

Residents and guests should keep noise at a level that cannot be heard outside their individual unit. Residents should also refrain from using noisy appliances between 11 PM - 7 AM.

### **Trash**

Bags of trash of any kind should not be left on balconies, patios, entranceway, or common areas. Residents/Homeowners should contact ***Greenville Sanitation at 329-4522 for weekly pickup of bulky items***, such as furniture, mattresses, etc.

### **Grounds**

**A.** ***FOR RENT*** or ***FOR SALE*** signs must be placed in the ground either between patio fences or near building number signs. No other signs are permitted.

- B.** Residents may place holiday or decorative garden flags in the ground beside their patio gate or near their front door. Flags must not be larger than 12.5 x 18 inches. Poles must not exceed 33 inches from ground to the top of flag. Any flag considered offensive is prohibited in common areas.
- C.** To prevent termite infestation, firewood should be stacked on a metal frame and should not touch wood siding, fence, or balcony railing.
- D.** Fire pits are strictly prohibited.
- E.** Grills must be stored on patios or balconies when not in use. According to **NC State Fire Prevention Code, Section 308.3.1** open flame charcoal and gas grills must not be used within 10 feet of combustible material. Residents may only use grills in grassy areas, at least 10 feet away from buildings and patios. In addition, cooled charcoal should be disposed of in dumpsters, not on the ground.
- F.** Homeowners may plant flowers, small shrubs, and other plants around their units. However, homeowner must submit a written request and have Board approval in writing before planting. **Homeowner must be responsible for contacting any and all utility providers before digging.**
- G.** Residents should keep balconies and patios free of clutter and debris.

### **Pets**

Per Treetops Condos Covenants, residents are permitted to have one pet. ***Before bringing a pet onto the premises, a resident/homeowner must submit a pet approval form, along with a recent photo of the pet, and receive approval in writing from the Board.***

- Only indoor pets are allowed.
- A dog must not weigh more than 35 lbs at maturity.
- Pets should be kept on a leash when outside and should not be left unattended on balconies or patios.
- Dog owners are required to pick up their dog's waste.
- A resident should not allow his/her dog to disturb their neighbor's peace and quiet.
- Owners should comply with Greenville, NC City Ordinance regarding restraint

of their dogs, as follows:

City of Greenville, NC  
OFFENSES AND PUBLIC NUISANCES 12-11  
**CHAPTER 2. ANIMAL CONTROL**

**Sec. 12-2-40. Restraint of dogs.**

(a) It shall be unlawful for any person owning or having possession, charge, care, custody or control of any dog to fail to keep such dog exclusively upon his own premises; provided that such dog may be off such premises if it is under control of a competent person and restrained by a chain or leash or other means of actual physical control.

(b) It shall be unlawful to permit any dog to defecate or urinate on the lawn or property of any but the owner, or upon any public or private property without the permission of the owner of that property. (Ord. No. 2199, § 1, 6-4-90; Ord. No. 2229, §§ 1, 2, 8-9-90)

**Vehicles and Parking**

- A.** Each condo is assigned one numbered parking space.
- B.** Only passenger cars, motorcycles, or trucks of one-quarter ton capacity or less shall be permitted to use parking spaces. Boats, RVs, campers, trailers, and other oversize vehicles of any kind are not permitted. *Exceptions: Moving trucks, trailers, and PODS are permitted during the moving process.*
- C.** Parking on grass or other common areas is prohibited.
- D.** Vehicles may not be stored in parking lot.
- E.** Repair of vehicles is not permitted on Treetops Condos property.
- F.** All vehicles must display current and legal DMV license plate and sticker.
- G.** If a vehicle is leaking excessive, hazardous fluids it should be removed immediately.
- H.** Vehicles that are wrecked, severely damaged, or in otherwise inoperable condition (deflated tires, broken windshield, etc.) are not permitted in parking lot.

***PLEASE NOTE: A vehicle may be towed for non compliance of the above rules, but only after the Board has attempted to contact vehicle owner. Vehicle owner will be responsible for the cost of towing and any storage.***

**Bicycles, Skateboards, Scooters, etc.**

For safety reasons, use of the above should be limited to streets and parking lot.

**Parking During Hurricane and Flood Warnings**

During a hurricane or flash flood warning, residents may park their vehicles at the pool area, due to possible flooding of condos parking lot.

**Homeowner/Property Management Responsibilities:**

Homeowners/Property Managers should provide current Rules and Regulations to all tenants. In addition to Treetops Condos Rules and Regulations, homeowners and their tenants should comply with any and all Rules and Regulations contained within Treetops Condos Bylaws and Covenants.

***Failure to comply with any Rule/Regulation may result in a fine of up to \$100. charged to homeowner's account at HOA Mgt. Company. It may also result in homeowner's account being charged with cost of a repair.***

A homeowner may report a non-compliance of rules and regulations in writing to **hoamgtcompany.com**