

## Treetops Townhomes Rules and Regulations

Effective Date: May 2015

**All Treetops Townhomes Covenants and Greenville City Ordinances applied first and foremost.**

### Violations of rules:

First offense: Warning Letter

Second offense: \$50.00

Third offense: \$100.00

### General Area:

1. Homeowners are responsible for reporting damage or problems to their unit in writing or email directed to Management Company.
2. The Board must approve any exterior modifications.
3. Windows coverings viewed from the outside must be neutral or other approved color and in good repair.
4. Flags and other yard ornaments should be limited and kept in good taste and good condition.
5. Patio area should be kept neat.
6. No obnoxious or offensive activity shall be conducted on the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. Satellite dishes must be approved by the board before installation and not installed on roofs or privacy fences. (See satellite addendum for more information).
8. Homeowners shall be responsible for any damage to buildings caused by dishes.
9. Existing satellites on roofs that are removed will not be approved for re-installation on the roof.
10. For Sale Signs or For Rent Signs, are to be displayed next to the actual unit For Sale, either near the door in the bed or if it's a back facing unit, it can be displayed in the bed by the patio gate so it can be seen from the parking lot. Signs are not supposed to be placed in the Islands.

### Pets:

1. **Only one pet per townhome is allowed in the Treetops Towns complex.** The pet owner **must** submit a Pet Registration Form to the Management Company to get written approval from the Board **prior** to allowing a pet to occupy the town home. All animals must weigh 35 lbs. or less at maturity. Pet owners are responsible for cleaning up their pets' waste. Dogs are required to be on a leash at all times when outdoors and are not to be tethered.

The Treetops Townhomes Restrictive Covenants as amended and recorded:

“**PETS.** No pets, dogs, domestic cats, tropical fish, birds in cages, etc., shall be allowed to occupy the townhome units prior to approval, in writing, from the Board of Directors. Each townhome unit owner may have as an occupant one (1) dog or one (1) cat only, not to exceed thirty-five (35) pounds at maturity. It is understood and agreed the keeping of pets on the premises is a privilege, but not a right, and may be revoked by the Board of Directors upon thirty days' written notice. All dogs and cats permitted on the premises shall be under leash when walked or exercised on the townhome grounds. Owners shall immediately remove from the premises his or her pet animal when such emits excessive noise, such as in the case of barking or howling, or becomes a nuisance, such as by virtue of a physical attack on any person authorized access to the condominium property. Each townhome unit owner shall be responsible to remove any waste made by his or her pet. Each townhome unit owner shall be personally responsible for any

costs incurred in the repair resulting from the pet's damage. Should such damage not be traceable to an individual pet, all owners of pets shall be proportionately assessed the cost involved in the repair, at the sole discretion of the Board of Directors of Treetops Townhomes Homeowners Association of Greenville Inc. Upon the death or disposal of the first approved pet, any subsequent pet must first be approved in writing by the Board of Directors of Treetops Townhomes homeowners association of Greenville, Inc.

#### **Refuse and Recycling:**

1. Garbage and recycling containers must be stored out of normal sight except between noon the day before trash collection and daybreak the day after trash collection.
2. Recycling is strongly encourage.

#### **Vehicles and Parking:**

1. Residents are assigned only two parking places.
2. Vehicles shall have current license plate and be operable.
3. Visitor's spaces are limited to short term use only (taking up residence either permanent or temporarily on a weekly basis) and must not be used for resident's third vehicle and may be subject to towing if violations occur. You are not permitted to park in another homeowner's parking space without permission from the homeowner.
4. No parking on non-pavement areas.
5. No trailers, boats, PODS, or other utility or work containers allowed in parking spaces without **PRIOR** approval from the board.

#### **Pest Control:**

1. Call Russ Pest Control (252-758-5061) to schedule an appointment for any pest control issues. This service is included in your homeowners' dues.
2. All homeowners need to get the yearly termite inspection done. This service is included in your homeowners' dues. When the notices go out to get the yearly termite inspections done, the homeowner don't get it done within 60 days, a fine will be issue for \$50 per month that it has not been done. Also, if it is not on record that you got your yearly inspection done, the homeowner is responsible for any termite damage that is done to the unit (interior and exterior) as well as any damage caused to neighboring units. It is very important to get it done yearly.

#### **Voting and Board Positions**

Per the Bylaws for Treetops Townhomes the Board of Directors are empowered to suspend the voting rights of any member whose account shows unpaid dues, fees, or assessments. (refer to Article VII, Section I,b.) Therefore, voting privilege and ability to run for board will be revoked until such time that the account is current with no outstanding balances aside from the current month's fees yet to be collected for any month in which a vote is called.