

**Vancroft HOA
Rules and Regulations
3107 S. Evans St. Suite B
Greenville, NC 27834
manager@hoamgtcompany.com
www.hoamgtcompany.com**

Office: 252-565-4820

Fax: 252-355-4620

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

These rules will be duly enforced by the Vancroft Board of Directors. If you are found to be in violation of any of the Rules and Regulations for Vancroft HOA or the Town of Winterville City Ordinances, 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 lot shall be used except for single family residential purposes.**
 - 2. No commercial use. The purpose herein described shall be used for residential purposes only and no business or commercial enterprise may be carried on upon the premises.**
 - 3. No building may be constructed on any lot or parcel of land in this subdivision without PRIOR approval of the building plans, plot plan of location and exterior materials by the Board of Directors. All exteriors of the structures shall be harmonious with all of the other structures in Vancroft Subdivision. Such approval must be in writing.**
 - 4. No building shall be located on any residential building plot nearer to any lot line than as shown on the recorded plat. No building shall be located nearer than 10 feet to any side lot line.**
 - 5. 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.**
 - 6. No more than two domesticated dogs and cats and small non-offensive and harmless household pets may be kept by the owner of the property, provided that they are not kept or used for breeding or maintained for any commercial**

purposes. Pets kept outside must be kept inside a fence and may not be staked out. Any dog pen, barn or fenced area housing an animal must be closer to the animal owners dwelling than to any adjoining dwelling. Pets are not allowed to roam free, they must be leashed if not fenced in. Owners must “scoop the poop” and dispose of the waste properly.

7. Adequate off street parking shall be provided by the owners of each building site for the parking of automobiles owned by the said owners, and owners of building sites agree not to park their automobiles on the Common Area streets in Vancroft. No vehicle required by the State of North Carolina to have a current license may be kept on any property for more than 10 days without a current valid license plate. NO PARKING ON THE GRASS IN THE FRONT YARD.
8. No outside clotheslines shall be erected or kept on any lot.
9. No satellite dish or comparable communications device having a size larger than eighteen (18) inches in diameter may be located on any lot; further such satellite dish or comparable communication device must be located in the back yard of any lot or mounted on the residence. **LOCATION MUST BE PUT IN WRITING AND APPROVED PRIOR TO INSTALLATION.** Send requests to HOA Management Company.
10. No fence may be located on any lot in the front yard and may not be closer to the front yard than 25 feet from the front wall of the house.
11. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements.
12. During the construction of any building on a lot in Vancroft the owners will insure that all debris is cleaned daily. The Board of Directors reserves the right to assess a \$100.00 cleaning charge to any lot owner for failure to comply with this provision.
13. Grass, edging and vegetation must be maintained. Vegetation and weeds over 8 inches high are in violations of the Town of Winterville.
14. All Town of Winterville Ordinances must be complied with by all homeowners or their tenants. Any ordinance that is violated is subject to fines by the Town of Winterville. The Homeowners Association will support the fines issued by the Town of Winterville and may even make the Town 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 Vancroft 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. Email to manager@hoamgtcompany.com or mail to 3107 S. Evans St. Suite B Greenville, NC 27834.