

WHITE OAK CREEK TOWNE HOMES
PHASE II
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Rules and Regulations **UPDATED: April 2014**

The following Rules and Regulations have been put in place by your Board of Directors to make living at White Oak pleasant and comfortable for every resident. Failure to comply with these Rules and Regulations will result in the following:

First Offense - Warning
Second Offense - \$50.00 fine
Third Offense - \$100.00
Additional Offenses - \$100.00 per occurrence

Pets - Three pets per unit are allowed per city ordinance. They shall not disturb or annoy other residents and cannot be left tied up outside. Pets may not urinate on trees, shrubbery or in the grassy area. The City of Greenville requires that dogs be kept on a leash at all times when outside and that the owner must "scoop the poop". If City Code is violated, Animal Control will be contacted and you will be held to the above listed enforcement by the association.

Vehicles - Only passenger cars or trucks of one quarter ton capacity or less shall be permitted to utilize the parking area. Boats, trailers, recreational vehicles and large trucks of over one quarter ton capacity are expressly prohibited. Any illegal or improperly parked vehicles will be towed at the owner's expense.

No vehicle maintenance to be done on any of the property. Exceptions are changing of a flat tire, battery and washing of the vehicle.

No blocking of other homeowners driveways or parking on the grass -- any towing will be at the owner's expense. Vehicles must be licensed (with current tags) and in proper working order. Homeowners will be held responsible for their visitors to abide by the parking rules.

Children are not allowed to play on fences, mailboxes or mechanical boxes. Parents or/ homeowner will be responsible for any damage caused to common property by their children, grandchildren or their visitor's children.

Storage - no items should be stored outside of the unit. This includes bicycles, exercise equipment, toys, etc.. These items should be stored inside the patio area or storage room. If these items are left outside unattended or in the way of the landscaper, they will be removed from the property as well as a fine imposed.

Exterior Décor – any exterior decorations (chairs, potted plants, plants, decoration, etc.) must be approved by the Board PRIOR to installation. This is to keep uniformity of the neighborhood.

Real Estate or "For Rent" signs should be placed in the flower beds only as not to impede the landscaper. No "For Sale" signs or "For Rent" signs will be permitted at White Oak entrances. All signs

including political should be placed in the flower bed relative to the homeowner.

Original shrubbery should not be removed. If it needs replacing please contact the HOA office number listed above. All homeowners are allowed to change the plantings in the front but they need **PRIOR** approval from the Board before doing so. Once the Board approves and the changes are made the homeowners are responsible for the upkeep and maintenance of the plants

All homeowners should make sure that you have HO III insurance coverage.

Satellite dishes should not be attached to the building under any circumstances. Installation of a satellite needs to be in writing and submitted to the Board for approval before installing the satellite. All wires associated with the satellite cannot go through the vinyl making holes in the vinyl. The ones on poles outside the patio fence is the homeowners' responsibility if any damages occur. Any satellite that is not in use or if renter/owner is moving out the satellite needs to be removed by the owner at their own expense. If the satellite is not removed the association will remove it but at the owners expense. All wires associated with the satellite needs to be removed as well.

Window Treatments - all window treatments should be white or off-white in color and should be in good repair. No other color is acceptable. Screens should be in good repair and in all windows. No flags, banners or blankets are allowed as drapes.

Doors - storm doors should be full (non decorative) glass trimmed in white. Front doors need to be white in color.

No noxious or offensive activity will be conducted on the premises. This includes any activity that would be a nuisance or annoyance to the neighborhood.

Noise -- no noise should be louder than the normal spoken voice. This includes pets, stereos and televisions. If the noise occurs after 11:00 p.m., it is requested that the police be contacted and e-mail HOA office in writing of complaint so the Board will be aware of the situation.

Garbage should be in plastic bags inside trash containers from the City. Trash and recyclables must be placed in City-approved containers and placed at the curb no earlier than the evening before service. Greenville City Code requires all containers to be removed from the front yard no later than daybreak of the day after service. Residents who smoke **MUST NOT DISPOSE** their cigarette butts onto the common grounds. Each homeowner is responsible for disposing of large items at the land fill or call the Sanitation Department of the City of Greenville to dispose of any furniture, appliances and other large household items. The City of Greenville Sanitation can be reached at 252/329-4527.

No bicycles or skateboard ramps are allowed. No temporary or permanent recreational structures can be erected on the premises. This includes but is not limited to basketball goals.

There are no fireworks allowed in the White Oak Towne Home Phase II division, nor are they to be set off on the property. Fireworks are against North Carolina State Law and any violations of these rules are subject to criminal prosecution.

Yard sales are not allowed on the common property.

Homeowners are responsible for making sure that all tenants abide by the Rules and Regulations, as well as the Covenants and Bylaws of the White Oak HOA. If not, the landlords are subject to the fines. The Homeowners Association does not handle your tenants. You can find a set of Rules and Regulations/or Covenants and Bylaws on the website listed above.

All questions and concerns **MUST** be in writing to the address or e-mail listed above.