

**Wyngate HOA
Rules and Regulations
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Rules and Regulations
February 24, 2012

These rules will be duly enforced by the Wyngate Board of Directors. If you are found to be in violation of any of the Rules and Regulations for Wyngate HOA, you first will receive a warning letter giving you adequate time to rectify the violation. If the violation is then not rectified, the Association may take one of the following actions:

- 1. Remedy the violation and bill the homeowner for the cost.**
- 2. Fine the homeowner until the violation is rectified.**
 - a) up to 30 days to correct with a warning letter**
 - b) After 30 days a fifty dollar fine (\$50)**
 - c) Every 30 days after that a one-hundred dollar fine (\$100)**

- 1. No condition shall be permitted or allowed to exist on the property which is or may become an annoyance or nuisance to the neighborhood. This will include noise levels that should never be above the normal spoken voice.**
- 2. No structure of temporary nature, including but not limited to a trailer, mobile home, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no trailer, mobile home, tent, shack, barn or outbuilding shall be permitted to exist on the property as a residence.**

No building, fence, playground equipment or structure shall be commenced, erected or maintained upon unenclosed areas, nor shall any exterior addition to any structure be made until the plans and specifications showing nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing by the Board of Directors.

- 3. The property shall be used for residential purposes only and no business or commercial enterprise may be carried on upon the premises.**
- 4. No lot shall be used as dumping ground for rubbish. Trash and garbage shall be kept in sanitary containers specifically designed for such items.**
- 5. Satellite dishes must be 18 inches or smaller. The location of the satellite dish should be submitted to the Board of Directors for approval prior to placement.**
- 6. Homeowners are allowed to have up to two household pets to include dogs and cats. These pets may not be used for commercial purposes to include breeding.**

No pets are allowed to roam free and must always be under the control of the owner when outside. The owner must also clean up after their pet in any common areas or areas not owned by that individual homeowner. This is also a City Code and must be followed or Animal Control will be contacted.

- 7. No plants, ornaments, pools or other objects shall be placed, located or allowed to remain in such unenclosed areas without the prior approval of the Board of Directors.**
- 8. No vehicle maintenance should occur on the premises and all vehicles should be in operating condition at all times.**
- 9. All City Ordinances must be complied with by all homeowners or their tenants. Any ordinance that is violated is subject to fines by the City of Greenville. The Homeowners Association will support the fines issued by the City of Greenville and may even make the City 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 Wyngate HOA. If not, the landlords are subject to the fines. You can find a set of Rules and Regulations and/ or Covenants and Bylaws on our website listed above.

All questions, requests, or concerns MUST be in writing to the address or email listed above.