

**FORNES RUN POA
RULES & REGULATIONS
Date of Approval 03/24/2017**

The following is a summary of the policies and rules contained in the Fornes Run POA Covenants and Bylaws.

BOATS & TRAILERS:

Only passenger cars and/or trucks of ½ ton capacity or less shall be permitted to remain on the property.

Boats, trailers, recreational vehicles and large trucks of over ½ ton capacity are expressly prohibited.

Vehicles are prohibited from being parked upon any area that is not paved.

PETS:

The following rules are enforced with regards to pets:

1. No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except dogs, cats, or other household pets.
2. No animal may be kept or maintained for commercial purposes.
3. Dogs must be kept on a leash at all times.
4. Owners of all dogs are required to “scoop the poop”.
5. No animal may make noises that disturb or annoy other residents.
6. Do not allow dogs to urinate on the shrubs, as they are easily killed by dog urine.
7. Cat owners are required to restrain their pets and may not allow them to roam free.

REFUSE & RECYCLING:

All trash shall be placed in the proper container (regular or recycling). Both household and pet waste must be in closed plastic bags.

Residents should call the City’s Public Works Department at (252) 329-4522 to schedule a pick-up of any bulky item (e.g., furniture) or landscaping debris. Bulky items should be stored in your home or patio until the date of pick-up.

LANDSCAPING:

The HOA maintains the basic landscaping. The landscaping company for the Association has been contracted to mow/edge the yards, prune bushes and install pine straw as needed. If a homeowner would like to install additional plantings, they must request to do so by submitting an architectural request to the Board. Any additional plantings installed by a homeowner will be the homeowner’s responsibility to maintain.

Should you have any concern(s) with the landscaping of the Association, please submit your concern(s) in writing to the management company.

HOMEOWNER RESPONSIBILITIES:

Each homeowner is responsible for the maintenance of their property.

All homes must be well maintained and uniform in appearance.

ARCHITECTURAL REQUESTS: EXTERIOR MODIFICATIONS INCLUDING FENCES.

Every request for exterior modification must be submitted in writing to the Board for approval prior to the work being started. This includes, but is not limited to, the patio areas that may be visible from the exterior, landscaping alterations, changes to exterior lighting and any outbuilding / storage structures.

In accordance with the covenants, all fences must be white PVC material and are not to extend beyond the far edge of the driveway line running to the back of the lot, maintaining proper setbacks from the property lines as required by local building codes. No fence shall come farther forward than the rear edge of home.

DEBRIS/PERSONAL ITEMS AROUND UNIT:

No personal items may be stored within sight of the front of the unit. Personal items must be kept inside your unit, in the rear of the unit not visible from the street or inside your fence.

Two outdoor chairs are allowed by the front door of the unit.

Basketball goals are allowed but shall be kept on the side of the home when not in use. It is preferable that individuals use their driveway to play basketball to allow all an easy use of the road and safety of individuals.

STORM DOORS:

A homeowner may place a white full or split panel storm door on the front of their unit without placing an architectural request. Any variation to this preapproved color and style would require an architectural request.

Storm doors, if applicable, may be placed on the back of the unit without approval.

All doors must remain in good condition.

SATELLITE DISH RULES:

Satellite Dishes are allowed but must be kept out of view from the street in front of the dwelling, preferably in the backyard of the home.

1. Dish may not be larger than 18 inches in diameter.
2. Dish must be securely mounted and professionally installed.
3. You are liable for any injury to person or property damage caused by your dish.
4. If no signal can be found within the parameters mentioned above, you may submit an architectural request to the Board of Directors.

SIGNAGE:

A For Sale or a For Rent sign is allowed only upon the Lot that is for sale / rent.

INSURANCE:

All units must be fully insured.

UTILITIES:

Minimal utilities must be maintained at all times, including periods of vacancy.

MEETINGS:

The Association holds an Annual Meeting which is open to all homeowners once per year. Notification and a proxy will be mailed prior to the scheduled date.

The Board of Directors is a group of volunteers who meet on a quarterly basis to discuss any pending business. Directors are elected.

POLICY FOR ENFORCING VIOLATIONS:

Reported violations will be handled as outlined below:

1st Warning Letter

2nd Fine Hearing

3rd Fine Hearing Results.

This letter will inform homeowners of the fines that have been added to their ledgers as a result of the infraction. The \$100.00 fine will be levied on your account at a minimum of every 15 days that the violation remains.

AMENDMENTS TO RULES AND REGULATIONS:

The Board of Directors has the right to amend the aforementioned Rules & Regulations at any time. If amended, notification and a copy of the updated Rules & Regulations will be sent to all homeowners and can be viewed online at kpm1.com.