



## **HOA-ENC**

HOA MANAGEMENT OF EASTERN NORTH CAROLINA, INC

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

**First Offense - Warning**

**Second Offense - \$50.00 fine**

**Third Offense -\$100.00 per occurrence**

1. **Pets-** Two dogs or two cats or other household pets are allowed, but not to exceed three (3) per household. They shall not disturb or annoy other residents. 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 Lakeview Association.
2. **Vehicles-** No unlicensed vehicle or vehicles with expired licenses/tags are allowed on premises Only passenger cars and trucks of one (1) ton capacity or less shall be permitted to utilize the parking area. Each vehicle should be parked between two lines that are designated. Vehicle maintenance will not be permitted in the parking area. Should you violate any of the parking rules, you will be towed without further notice and at the owner's expense. No Boats, Trailers or any Recreational vehicle will be permitted on property. If you need to have a trailer to move items you must contact Management Company at above email for approval.
3. **No items should be stored outside of the unit or patio area.** 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, they will be removed from the property as well as a fine imposed.
4. **Real estate or "For Rent" signs should be placed in the flower beds only so as not to impede the landscaper.** If signs are placed in the grassy area, they will be removed. No For sale or Rental signs will be permitted at Lakeview Entrances. There will be no exception to these rules.
5. **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.
6. **Noise-** No noise should be louder than the normal spoken voice. This includes pets, stereos and televisions. There is a 24 hour Noise ordinance in Greenville City. If you send a noise complaint you must first call the Greenville Police and have a complaint filed.
7. **Window Treatments-** All window treatments should be white or beige in color and should be in good repair. No flags, banners or blankets will be used as drapes.

1302 E Fire Tower Rd.  
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8. **Uniformity of Doors/Storm Doors:** All front doors should be uniform in color (the management company has the color on record). All Storm doors need to be white in color and full glass.
9. **Satellite Dish:** No satellite dishes or comparable devices are permitted without Prior Approval by the Board of Directors of Lakeview HOA. Satellite dishes are NOT allowed anywhere (roof, vinyl siding etc) on the exterior of the buildings. Satellite dishes also are not allowed out in the common area or outside the enclosed patio due to being in the way of the landscaper.
10. **All garbage must be discarded in dumpsters not left outside this includes cigarette butts.** Large items are not to be disposed of at the dumpster area. You are responsible for disposing of these items at the landfill. If you dispose of large items beside dumpsters you WILL be funded the maximum find.
11. **No bicycle 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.**

Homeowners are responsible to make sure that all tenants abide by the Rules and Regulations as well as the Covenants and Bylaws of Lakeview 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 and/or Covenants and Bylaws on the website listed above. Please give your tenants a copy of these rules!

All questions and concerns MUST be put in writing to the address or email listed above. We will not receive your complaint over the phone.

Revised: October 2010

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