

# Treetops Condos HOA Rules and Regulations

## Effective November 2023

According to **Treetops Condos Bylaws**, it is the duty of the Board to “*adopt, amend, publish and enforce reasonable rules and regulations that it deems advisable and necessary for the proper administration, operation, maintenance, conservation, and beautification of the Property...*” **Article IV, Section 7 (d)** Rules and Regulations are amended as follows. Homeowners shall be responsible for their dependents, tenants, and guests’ compliance with all Rules and Regulations.

### **Buildings**

- A.** Residents should not attach anything to the exterior of the buildings, patio fences, or balconies without Board approval.
- B.** Before running exterior HVAC or gas lines to second floor condos, homeowners must submit specs to the Board and receive written approval.
- C.** All storm doors and sliding patio doors must be full glass and have dark brown trim (from the factory). Specs for new doors must be submitted by the homeowner and approved in writing by the Board before installation.
- D.** Items should not be hung or draped over balcony railings or patio fences.
- E.** The Association is responsible for maintenance and replacement of light fixtures on stairs.
- F.** Homeowner is responsible for the front door, door knob, and any locks. Replacement of any front door should be pre approved by the Board and the style should be consistent with other front doors.
- G.** Per **National Fire Protection Association**, ***items should not be stored under stairwells.***
- H.** No items should be placed in “common areas,” as defined by Treetops Condos governing documents, unless approved by the Board.
- I.** The Association is responsible for maintenance and replacement of building signs and numbers.
- J.** Windows and screens are the responsibility of the homeowner. Fogged window glass should be replaced. Exterior screens must remain on windows and in good condition. Replacement windows must be the same size and have brown trim (from the factory) and be pre approved by the Board.
- L.** Ground floor homeowners must comply with the annual **TERMITE INSPECTION**, which is included in the Association’s contract with pest control provider. Homeowners will be notified prior to inspection due date.
- M.** Outside holiday lights are permitted two weeks prior to the holiday but must be removed within five days after the holiday. No lights, wreaths, Christmas greenery, etc, should be attached to the balcony, patio fence or the building with nails, screws, or other items that would damage the wood or building.

### **Pressure Washing and Painting**

Patios and balconies are pressure washed every seven years when the building is pressure washed and painted. Residents may pressure wash balconies or patios at other times at their own expense.

### **Noise**

Residents and guests should keep noise at a level that cannot be heard outside their individual unit. Residents should also refrain from using noisy appliances between 9 PM - 7 AM.

### **Trash**

No bags of trash should be left on balconies, patios, at front entrances of units, or anywhere outside. Trash should also not be left on the ground near dumpsters.

**Homeowner will be fined \$100 for trash left on the ground.** For bulky items, residents should contact **Greenville Sanitation at 252-329-4522** to schedule pickup. There is no regular pickup for bulky items. **Please do NOT leave bulky items for pickup until a request has been made and pickup date scheduled.**

### **Grounds**

**A. FOR RENT or FOR SALE** signs may be placed in the ground between patio fences. Other signs are not permitted.

**B.** Residents may place holiday or decorative garden flags in the ground beside their patio gate or near their front door. Flags must not be larger than 12.5 x 18 inches. Poles must not exceed 33 inches from ground to the top of the flag. Any flag considered offensive is prohibited in common areas/limited common areas.

**C.** To prevent termite infestation, firewood should be stacked on a metal frame and should not touch wood siding, balcony decking, fence, or balcony railing.

**D.** Fire pits are strictly prohibited.

**E.** No grills are permitted to be stored or used on balconies. Homeowners will be fined **\$100** for violations. No grills are permitted to be used inside patio areas, per **NC Fire Code, Section 308.1.4**, which states that grills must not be used within 10 feet of combustible material. Residents may use grills in grassy areas, at least 10 feet away from buildings and patios. **Charcoal should be disposed of in the dumpster AFTER IT HAS COOLED.**

**F.** Downstairs homeowners may plant flowers and other plants around their units. However, homeowners must submit a written request and have Board approval in writing before planting. **Homeowners must be responsible for contacting any and all utility providers before digging and also for maintaining what they plant.**

**G.** Residents should keep balconies and patios free of clutter and debris, including organic debris such as leaves. These are limited common areas and are visible to other residents and guests. **Balconies and patios should not be used as storage areas.** *“It shall be the responsibility of each unit owner and the Board of Directors to prevent the development of conditions which render the Property, or any portion thereof, unclean, unsightly, or unkept, or which substantially decreases the beauty of the areas as a whole.”* (Treetops Condos Bylaws, Section 12 (c))

## **Pets**

Per Treetops Condos governing documents, residents are permitted to have one pet or service animal. However, **before bringing a pet or service animal onto the premises, a resident/homeowner must submit a pet/service animal form, along with a recent photo of the animal, and receive approval in writing from the Board.**

- Only indoor pets are permitted.
- Exotic pets are not permitted.
- Per Treetops Condos governing documents, ***“unit owners may have ... (1) dog or (1) cat only, not to exceed thirty-five pounds at maturity.”***
- Pets should be kept on a leash when outside and should not be left unattended on balconies or patios.
- Dog owners must pick up their dog’s waste. Owners will be fined **\$100** for violations.
- Dog owner should not allow his/her animal to disturb their neighbor’s peace and quiet.
- Owners should comply with Greenville, NC City Ordinance regarding restraint of their dogs, as follows:

### **Sec. 12-2-40. Restraint of dogs**

- (a) It shall be unlawful for any person owning or having possession, charge, care, custody or control of any dog to fail to keep such dog exclusively upon his own premises; provided that such dog may be off such premises if it is under control of a competent person and restrained by a chain or leash or other means of actual physical control.
- (b) It shall be unlawful to permit any dog to defecate or urinate on the lawn or property of any but the owner or upon any public or private property without the permission of the owner of that property. (Ord. No. 2199, § 1, 2, 8-9-90)

## **Vehicles and Parking**

**A.** Each condo is assigned one numbered parking area. Non-numbered spaces are for guests or second vehicles.

- B.** Only passenger cars, motorcycles, or trucks of three-quarter ton capacity or less shall be permitted to use parking spaces. Boats, RVs, campers, trailers, and other oversized vehicles of any kind are not permitted. **Exception: Moving trucks, trailers, and PODS are permitted during the moving process.**
- C.** Parking on grass or other common areas is not permitted,
- D.** Vehicles may not be stored in parking lots.
- E.** Repair of vehicles is not permitted on Treetops Condos property.
- F.** All vehicles must display current and legal DMV license plates and stickers.
- G.** If a vehicle is leaking excessive, hazardous fluids, it should be removed immediately.
- H.** Vehicles that are wrecked, severely damaged, or in otherwise inoperable condition (deflated tires, broken windshield, etc.) are not permitted in parking lot.
- PLEASE NOTE; A vehicle may be towed for non compliance of the above rules, but only after the Board has attempted to contact vehicle owners. Vehicle owners will be responsible for the cost of towing and any storage.**

#### **Parking During Hurricane or Flood Warning**

During a hurricane or flood warning, residents may park their vehicles at the pool area, due to possible flooding of the parking lot. Please do not block other vehicles.

#### **Homeowner/Property Management Responsibilities**

Homeowners/Property Managers **should provide** current ***Rules and Regulations*** to all tenants. In addition to Treetops Condos Rules and Regulations, homeowners and their tenants should comply with any and all rules and regulations contained within ***Treetops Condos Bylaws*** and ***Covenants***.

- **Failure to comply with any Rules/Regulation may result in a fine of up to \$100 charged to the homeowner's account.**
- **Forms, Policies, Pet Application, Governing Documents, Water Leak Guidelines, Water Meter Chart, Homeowner Login, and other information for Treetops Condos can be accessed at the website below.**

<https://hoamgtcompany.com/property/treetops-condos/>

