

# Architectural Rules of Willoughby Park Condominium Association

No part of the building exterior shall be changed without approval of the Willoughby Park Homeowners Association Board of Directors.

Window blinds and shades must be white. Damaged blinds must be replaced or repaired. Covering windows with blankets or sheets will not be permitted.

No "For Sale" signs or "For Rent" signs nor any other window displays or advertising shall be maintained or permitted by any unit owner or occupant on any part of the condominium, common elements or limited common elements, including the entrance to Willoughby Park without the prior written consent of the Board. See exhibit A Declaration of Condominium Article V-5.3 B. With written consent, signs not exceeding 18 inches by 24 inches will be permitted inside windows.

No unit owner or occupant shall alter or construct anything in the Common or Limited Common Elements, nor paint, landscape, or attach items as flagpoles or birdhouses.

Window flower boxes are prohibited. Landscape rocks have become a lawnmower hazard and need to be contained in and edging to protect windows from being broken. Flowerbeds are absolutely prohibited unless plants remain in pots. Flowers, plants or other vegetation are not to be planted in the ground anywhere adjacent to the buildings. This could create a serious moisture problem. The unit owner and the rental resident are responsible and will be assessed the costs to make repair.

Decks and patios are to be used for outdoor recreation and not for storage. Moveable potted plants and contained gardens are permitted. No such items are permitted around the perimeter of the patio.

Roll-up bamboo or plastic shades in white or gray to match building colors may be hung to screen the patio/deck. When not in use, such shades will be kept in the rolled up position. Lattice will not be permitted.

Owners of units without an exterior concrete patio, who want one constructed, may submit a written request to the Willoughby Park HOA Board to be discussed and approved at the next monthly board meeting. You will be notified in writing about the procedures (sizes may not exceed 6' 8'). No rugs or carpeting may be affixed to the patio.

Window screens, which are removed for fall or blown off, are the responsibility of the owner and must be reinstalled within 10 days or the owner will be charged for reinstallation.

AC window units are prohibited unless a unit owner has been granted written approval by the Willoughby Park Board of Directors.

Please drive slowly and quietly, especially in the evening, and use a leash when outside with your pet. Motorcyclists are asked not to gun their engines in the neighborhood, especially at night. If infractions become too much, call the police non-emergency number (252-329-4315).

## **Screens**

Screens are the financial responsibility of the owner; Willoughby Park HOA will not pay for screens. Exterior screens must be on vinyl windows at all times and in good condition. Missing screens or those in disrepair must be repaired or replaced within 10 days of notification to the resident. After 10 days the repair will be made and billed to the owner.

## **Dumpsters**

Non- Willoughby Park residents are not allowed to use our dumpsters, including friends and relatives of no residents. Do not discard furniture, household items, etc. in the dumpsters. Items too large to fit inside may be placed next to dumpster with the provision that the City of Greenville Public Works Department (252-329-4527) has already been contacted to pick these items up immediately. This service is provided by the city and is free of charge. Offenders will be reported to the City of Greenville or to the police as warranted.

## **Residents**

Residents will be responsible for any common property damaged or destroyed by their guests.

Residents may use the common grounds for playing as long as grass or plantings are not destroyed, and the noise is not loud enough to be a nuisance to neighbors. Playground equipment is prohibited from being erected on common grounds by residents.

## **Yard Sales**

Yard sales are prohibited in the association with the exception of those organized by the Willoughby Park Social Committee.

## **Committees**

Architectural, Landscaping, Social and Pool Committees will establish and publish rules to those above.