

Rules and Regulations of the Willoughby Park Condominium Association

Rules Enforcement

To preserve the property values of all homeowners and to protect the occupants, the Board of the Willoughby Park Homeowners Association sets forth the rules below. The Board is empowered by the Association Bylaws to suspend voting rights and to impose financial penalties when these rules are violated after a request for compliance has been made. Homeowners are responsible for the actions of their dependents, guests and lessees.

Renters

Renters are as responsible to abide by the rules as the resident owners. The Rules and Regulations should be included in the lease documents and the owner or his agent must inform buyers and renters of the rules and regulations.

Pets

ALL PETS must be registered with Willoughby Park Homeowners Association.

Willoughby Park has very limited green areas; no area for a dog walk is available. Droppings are a big problem, spoiling the limited outdoor spaces. Being courteous to your neighbors is a must. Please remember we all have to live together. Do not walk dogs anywhere around the buildings and landscaped areas. Owners must register their pets with ENC Pirate Realty; Willoughby Park HOA.

The City of Greenville has a pet leash ordinance and an ordinance pertaining to removing dog feces from the lease or property of any but the owner (Ord. No. 2199, § 1, 6-14-90; Ord. No. 2229, § 1, 2, 8-9-90). All dogs must be on a leash and accompanied by their owner at all times. In addition, residents are required to remove all feces produced by their pets outside of their units. All unit owners share ownership in the common grounds as tenants in common. Therefore, according to the city ordinance, residents must receive permission from every owner in Willoughby Park before leaving dog feces on common ground. All residents of Willoughby Park need to take pride in where they live. Keeping the common areas clean and free of dog feces must be a top priority. Written and signed complaints submitted to the management agency involving dog owners who refuse to clean after their dogs will be sent a hearing notice to appear before the board. If additional infractions to the rules and regulations persist, the individual will be required to pay a \$150.00 fine for each incident incurred.

Greenville City Code allows for a total of 3 pets per residence, not to exceed 2 dogs, 2 cats or any other household pets. Willoughby Park enforces this as well.

Pets cannot be tied or left unattended with the Limited Common or Common Areas.

Patios and Decks

No indoor/outdoor carpet is to be glued to patio/decks.

All patios must be accessible at all times for maintenance and inspection.

DO NOT place large or heavy object on the decks. Please limit the number of objects on the decks and be sensible as to their weight and size.

Nothing shall be stored on outside patios/decks, front entrance to the building, sidewalk, and stairs, under stairwells, besides buildings or in the limited common areas. This includes personal items, trash, garbage, ladders, garden tools, hoses, furniture, wheelbarrows etc. The items are unsightly and hinder maintenance and will be removed at owner's expense.

The North Carolina Fire Prevention Code Volume V states that charcoal and gas grills are prohibited within 10 feet of combustible material at all occupancies, no exceptions.

Vehicles

Only vehicle passenger cars and trucks of one-half ton capacity or less will be permitted in the parking spaces. Boats, trailers, recreational vehicles, and large trucks are prohibited. After one warning, vehicles in violation will be towed at owner's expense. An additional violation will result in a fine of \$150.00 assessed to the owner.

Vehicles parked in an assigned space that belongs to another unit will be towed immediately at the owner's expense. Please have all guests park in the additional spaces located along the sides (ends) of buildings where available rather than in your neighbor's spaces in front of the units.

No repairs or maintenance to any vehicle is allowed in the parking or common areas at any times.

Motorcycles will be parked with the stand on a slab of wood or other protection for the pavement.

No parking is allowed in front of dumpsters, in turn-around areas or on the landscaped areas of Willoughby Park at any time.

Vehicles parked within the Association for extended periods of time; abandoned, without valid license plate, and/ not in operable condition, will be tagged by ENC Pirate Realty Willoughby Park HOA and towed after five (5) days at the owner's expense if not removed. If the vehicle returns and is still in violation of these rules, it will be towed within first site each and every time.

Vehicles parked within the common grounds (on the grass or sidewalk area) will be towed 24 hours after a notice is placed on the vehicle by the management agency.

Visitor parking is temporary parking and vehicles in these areas may be subject to fines up to \$10 per occurrence if in visitor parking for extended periods of time. Residents should use assigned parking first.

Noise

Being respectful and thoughtful towards neighbors is especially important in a high-density area like Willoughby Park. Please take care that radios, televisions, stereos are never louder than normal conversation. Loud noises should be avoided at all times but especially between 11:00 PM and 8:00 AM. Vehicles and residents yelling for their pets are a prime source of irritation.