HOA-ENC MANAGEMENT

"Your community is in our hands."

South Pointe Homeowners Association Rules and Regulations
Revised & Effective- October 1, 2018

The following Rules and Regulations have been put in place by your Board of Directors to make living at South Pointe pleasant and comfortable for every resident. Homeowners are responsible for their own property as well as the actions and activities of their guests and tenants. Failure to comply with these Rules and Regulations will result in the following:

First Offense – Warning
Second Offense - $50.00 fine
Third Offense - $100.00
Additional Offenses - $100.00 per occurrence

1. **Pets –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 association.**

2. **Vehicles –**

   A. **Each vehicle should be parked on the designated parking pad. <u>No parking is allowed in the grassy areas. Failure to comply will result in fines up to $100 per occurrence and/or towing at the owner's expense.</u>**

   B. **Damages caused to lawns resulting from frequent turning or driving across grassy areas must be repaired. In the event of damage, the HOA will notify the owner with a deadline to repair the damage if not repaired within the deadline than the HOA will repair the damage and bill back the expense to the owner.**

3. **Landscaping – The landscaper will be responsible for taking care of the weeds at the front beds of the units. The plants are owned by the homeowner and the homeowner is responsible for replacement cost if any of the plants die. The landscaper will not replant at their cost nor reimburse for plant replacement.**

4. **No one is allowed to play on fences, mailboxes, or mechanical boxes. Homeowners will be held responsible for any damage caused to common property by their children or guests.**

5. **All yard items and play equipment <u>must be stored in the backyard when not in use.</u> This includes bicycles, exercise and sports equipment such as basketball goals or ramps, toys, lawn chairs, water hoses, etc. These items must be stored on the patio, inside the storage room, fenced-in back yard or placed in an area behind the back corners of the house not visible from the street in front of the house. The City Ordinance also forbids basketballs goals being placed in the streets. If a resident wishes to keep a water hose in the front yard, it must be housed in a hose reel box either on the side of the unit or within the limits of the flower beds.**

6. **All trash including cigarette butts must be placed in appropriate trash receptacles. All trash cans must be put back within 24 hours of the day that trash is picked up. Trash cans must be placed at the back of the unit or the side; not in the front. You must call the sanitation department of**

the City of Greenville to dispose of any furniture, appliances, and any large household items. City of Greenville Sanitation Department can be reached at 252-329-4527.

7. **No "For Sale" signs or "For Rent" signs will be permitted at South Pointe entrances. There will be no exception to this rule.**

8. **Any window coverings other than blinds, shades, or curtains will not be permitted.**

9. **The Greenville City Ordinance requires that all homeowners maintain a clean exterior of their homes (ie. No mold or mildew on walls, etc.). This needs to be followed by all homeowners, if not it will be turned over to the City as well as the association could fine you.**

10. **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. All City of Greenville Ordinances and Restrictive Covenants should be followed.**

11. **No noise should be louder than the normal spoken voice. This includes pets, stereos and televisions. If the noise occurs after 11:00 pm, it is requested that the police be contacted.**

12. **Plan Approval: No construction or improvement, including fences may be done without PRIOR approval of the Board of Directors; Request for approval must be submitted in writing to HOA Management, LLC, 3107-B South Evans Street, Greenville, NC, 27834.**

    Note: Fences must be made of pressure treated lumber or PVC and not exceed the height of six (6) feet in height. No fence may be closer to the street than the back corner of the building.

    Note: No approval needed for satellite dishes as long as the satellite dishes are not located in the front yard. The recommended placement is in the back of the unit where it cannot be seen by the street.

    Note: To maintain a uniform appearance in the neighborhood, you need to send in a request to the management company to make sure the color is one of the colors on the suggested list before you paint your front door or shutters. The ONLY approved colors are the following: maroon, burgundy, hunter green, slate blue, Colonial Grey. PASTELS OR BRIGHT COLORS are unacceptable. You may choose to match your shutters as long as they are the same color as mentioned in these Rules and Regulations.

13. **Any board member that is absent from three (3) consecutive meetings and/or is delinquent in paying HOA dues are automatically removed from the South Pointe HOA Board of Directors. Board vacancy shall be filled by a majority vote of SPHOA Board members for a qualified candidate.**

Home owners are responsible to make sure that all tenants abide by the Rules and Regulations, as well as the Covenants and Bylaws of South Pointe HOA. If not, the landlords are subject to the fines. The Home Owners Association does not handle your tenants!! You can find a set of Rules and Regulations and/ or Covenants and Bylaws on our website listed in the footer. All questions and concerns MUST be in writing and mailed to the management company or a request submitted on the management company's website.
Complaints will not be received over the phone.