

RULES AND REGULATIONS FOR THE RESIDENTS OF
SOUTH RIDGE HOMEOWNER'S ASSOCIATION OF WINTERVILLE, INC

In addition to the recorded Restrictive Covenants for South Ridge Homeowner's Association of Winterville, Inc., the following rules will begin to be enforced effective June 2018 (reinstated June 2021):

1. Residents agree not to park their automobiles on the streets in the South Ridge development. See Restrictive Covenants Article 7, Section 10. No vehicles shall be parked on the grass. Any mobile personal property (boat/trailer, campers, etc) must be parked behind the home.
2. Owners and Tenants are not permitted to park Non-Passenger vehicles at South Ridge. Non-Passenger vehicles include:
 - A. A box truck, also known as a cube truck, cube van, or box van, is a truck with box-shaped cargo area.
 - B. A semi-trailer truck (a.k.a. tractor or cab) is a large vehicle that consists of a towing engine that is designed to carry freight on an open or closed bed.
 - C. Any vehicle that is designed to carry more than 10 persons.
 - D. Any vehicle that is designed to provide temporary living quarters.
 - E. Heavy duty pickup trucks and vans with a gross vehicle weight rating greater than 17,000 pounds.
3. No disabled vehicles shall remain on the property for more than 10 days, including but not limited to broken windows, flat tires, etc. Stored vehicles must be placed in a garage.
4. Mailboxes must be maintained with proper doors, a clean appearance and legible addresses, numbers and letters, on both sides.
5. All shrubs, cultivated vines and living plants shall be maintained in a pruned not overgrown manner. Dead shrubs, vines and weeds shall be removed from the property.
6. Perimeter fencing shall be maintained on both sides by the property owner.
7. Items visible on the exterior of the unit must not fall into disrepair, this includes but is not limited to windows, doors, shutters, blinds, and screens. All front window screens are required to be installed at all times. No AC window units are permitted to be installed on the front of any unit.
8. All garbage and recycle containers must not be visible from the side or front of any residence. Recycling and trash cans are to be removed from the curb no later than the morning after pickup.
9. Basketball goals may be used in the driveway and are not permitted to be used in the street. When not in use basketball goals may be secured, laid down in the driveway, or stored beside the unit.
10. Pet owners must pick up and properly dispose of animal waste.
11. As stated in the city ordinance for Winterville: "It shall be unlawful for any dog(s) or cat(s) to be running at large Allowing or permitting an animal to bark, whine, howl or yowl in an excessive, continuous or untimely fashion, or to make other noise in such a manner so as to result in a serious annoyance or interference with the reasonable use and enjoyment of neighboring premises."

The fines for violation of these rules is an initial \$50, plus \$20 per day until the violation is closed.
All information related to violations must be submitted in writing/email to Russell Property Management.