

WILLIAMSBROOK HOMEOWNERS ASSOCIATION  
106 Regency Blvd.  
GREENVILLE, NC 27834  
252-329-7368  
www.russellpm.com

## RULES AND REGULATIONS Revised July 2011

In the best interest of WilliamsBrook HOA, this convenient list of Rules and Regulations has been created. You may contact the Management Company, Russell Property Management, at the phone number or web address listed above with any questions or concerns. All prior action that precedes these Rules and Regulations will be considered on a case by case basis and, in some situations, may be grandfathered in.

The following summary of use restrictions for WilliamsBrook is in place but not limited to the following:

1. No obnoxious or offensive activity will be conducted on the premises. This includes any activity that would be a nuisance or annoyance to the neighborhood.
2. Only dogs, cats, and other household pets may be kept on the premises and are not to exceed two (2) per household. All pet owners are required to clean up after their pets. Even if your pet stays in the enclosed area in back of your unit, you must clean pet waste on a daily basis and properly dispose of it. It should be disposed in a plastic trash bag and thrown in a garbage can. Do not throw waste over the fence behind your building. Any pet outside must be controlled by a leash. If you are walking your dog without a leash and a pooper scooper, you are in violation of City Ordinance.
3. **PLAN APPROVAL:** NO construction, improvements or modifications to the exterior of the building, including fences and satellite dishes, may be done without **PRIOR** approval of The Board of Directors. Requests for approval must be submitted in writing to Russell Property Management, 106 Regency Blvd., Greenville, NC 27834 or by e-mail at [hoamanager@russellpm.com](mailto:hoamanager@russellpm.com).

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

\*Note: Satellite dishes must be installed with a post in the ground. Satellite dishes are permitted in the rear yard of the home or the side yard between the front corner of the home and rear property line of the yard. Satellite dishes cannot be installed on the building structure (e.g. roof or side of the home) or

be installed in the front yard of the home. The front yard of the home is defined from the front elevation/corner to the front property line of the home.

4. Any modifications to the landscaping that may possibly interfere with mowing will need to receive prior approval by The Board of Directors. If a modification to the landscape occurs without prior approval and this modification interferes with the lawn maintenance, it may be removed at the expense of the owner.
5. The grass next to the driveways must be maintained in an acceptable appearance. Dead grass and soil erosion will be replaced at owner's expense.  
**DO NOT run over grass area next to driveways**
6. No boat, trailer, garage, barn, mobile home, tent, camper, recreational vehicle, or truck greater than one (1) ton is permitted. This includes but is not limited to the following:
  - Tractor trailers
  - Watercraft
  - Trailer vehicles
  - PODS (greater than 30 days)
7. Inoperable vehicles parked on WilliamsBrook Lane may be towed at will. This will include any vehicles without current tags/inspection and any vehicles that are not in operating condition. Vehicle maintenance may not be performed on WilliamsBrook Lane or in any driveway. No vehicle will be allowed that is up on blocks.

**\*NOTE: ALL PERSONAL VEHICLES MUST BE PARKED ON THE DRIVEWAYS/CONCRETE AREA OF THE PROPERTY. NO PARKING ON THE GRASSY AREAS. FAILURE TO COMPLY MAY RESULT IN FINES UP TO \$100.00 PER OCCURRANCE AND/OR TOWING AT VEHICLE OWNERS EXPENSE.**

8. No bicycle or skateboard ramps are allowed. No temporary or permanent recreational structures can be erected on the premises. This includes but is not limited to basketball goals, pools, and swings.

EXCEPTION: Only units 4270-B, 4210-A, 4210-B, and 4205-B will be allowed to erect a basketball goal. The basketball goal must be portable and placed in the grass at the back edge of the driveway. The basketball goal must stand erect, and the net must not be torn. The basketball goal must be maintained, or it will be removed from the premises.

9. Keep toys, bikes, skateboards, coolers, grills, yard tools, trash, and other items in your designated storage area or behind your unit. NO items should be stored in front or at the side of the building. Please be responsible and pick up around

your yard.

10. Children are not allowed to play on “common property” such as electrical boxes, mailboxes, etc. If your child does not have permission to play on other people’s properties, please refrain from letting them do so.
11. Do not park, congregate, or play on properties that are unoccupied due to selling, renting, or any other reason. Also, do not use water spigots or any other utility that are on unoccupied premises.
12. No yard sales are permitted on WilliamsBrook Lane or on the lots of the individual units.
13. NO “For Sale” or “For Rent” signs can be placed in the grassy areas. These signs must be placed in the flower beds as not to interfere with the mowing. Any signs placed in the grass will be removed by Management. All “For Sale by Owner” and “For Rent” signs must be of the same size and quality as Realtor signs.
14. To maintain proper appearance of the neighborhood:
  - a. All broken or damaged windows, blinds, and doors must be repaired or replaced within 30 days of damage.
  - b. Vinyl siding should be kept free of mold and mildew by pressure washing or cleaning when needed or notified by the HOA.
  - c. Shutters should be maintained on the front windows of the home.
  - d. Weedy vines growing on any part of the home must be removed.

Any problems with compliance, may be addressed directly to Russell Property Management.

15. All trash cans must be put back behind the building within 24 hours of the day that trash has been picked up. All garden hoses must be put back in their proper place when not in use. NO items may be stored on the side of the building.

You must call the Sanitation Department of the City of Greenville to dispose of any Furniture, Appliances, and any other Large Household items.

City of Greenville Sanitation Department #252-329-4527

16. If you are an owner who is renting your unit, please ensure that you follow all local, state, and federal guidelines. Also, please ensure that your renters are given these Rules and Regulations. The owner will be held ultimately responsible if the renters do not follow the Rules and Regulations hereby set forth.

**FINES:**

**If the issue is a cost-related issue, the correction may be made by WilliamsBrook**

Homeowners Association at the owner's expense.

FAILURE TO COMPLY WITH ANY OF THE RULES AND REGULATIONS SET FORTH BY WILLIAMSBROOK HOA MAY RESULT IN FINES UP TO \$100.00 PER OCCURRENCE.