

Tara Homeowners Association

Rules and Regulations

Privileges for Member in Good Standing

Revised January 2018

Tenants:

Tenants are required to abide by these rules and regulations which are to be included with the lease and furnished to all renters by the Homeowner. Non-resident owners must be aware that Section 32-3 of the Greenville Zoning Ordinance stipulates that no more than three (3) unrelated persons may occupy a single-family dwelling. The property in Tara Condo shall be used for residential use only.

Water Bill Policy

The Association pays the monthly water/sewer bill for the unit you own at Tara. Once the bill is received, the totals are keyed into a spreadsheet that compares the usage each month. To prevent high water bills due to wasted water, if **one** high water bill is received for a building, a request from Russell Property Management will be sent to the owners, property managers, and occupants of that building to investigate the interior of your unit and verify there are no leaks coming from your unit. At the time of the investigation, if it is found that an owner or tenant is being negligent in repairing a leak, the Association will bill the negligent owner for wasted water.

Storm Doors and Windows:

- Storm doors may be installed on the front entrance of any unit. Both storm doors and replacement windows require prior written approval from the board of directors.
- All storm doors must have a white finish, full view glass and no screen insert. A kick plate no taller than 6" may be installed at the bottom of the storm door.
- If permissible the same type of door can be placed on the side door of your unit.
- Window screens must be in good repair and any unit with missing or damaged screens shall replace/repair as necessary.

Termite Control and Damage:

- Annual exterior termite inspections are completed free of cost to the owners, and are scheduled property wide by the management company.
- Interior inspections are available, if needed, upon request for no additional charge and can be scheduled through the contract provider.
- Termite damage to any unit, interior or exterior, is the responsibility of the owner.

Units for Sale or Rent:

- No "For Sale" or "For Rent" sign may be displayed in any area of the property including windows.
- All units must be fully insured and minimal utilities must be maintained at all times, including periods of vacancy.

Plantings:

- No flower boxes may be installed on the front of the unit.
- No gardens or personal plantings are allowed in common areas.
- All flower beds must be consistent in chocolate mulch product.

Dumpster Rules:

- Paint cans should be open so paint can fully dry and harden. Closed containers and liquid paint will not be collected. Place empty cans or completely dried cans at dumpster with lids off.
- Discarded appliances, water heaters, flooring, carpet, and all construction debris must be removed by the installer or resident and must be taken to the landfill. For furniture and mattresses/box springs contact the City of Greenville Public Works department to arrange pickup. Items being picked up by Public Works should not be placed by the dumpster until the night before the scheduled pick up. Greenville Public Works phone number is 252-329-4522.
- Parking in front of the dumpsters is prohibited and vehicles are subject to towing at the owner's expense.

General Regulations:

Owners are responsible for the conduct of their guests, family members and/or tenants. Payment for any damage to the common areas caused by a tenant or his pet, or any fine imposed upon a tenant for rule violations, will be the responsibility of the homeowner.

- Skateboards, roller blades, scooters and bikes are not allowed on the entryways, walkways, sidewalks, in the common area.
- It is illegal to discharge any weapon, including air rifles and BB guns, in Tara. Use of fireworks and laser devices is prohibited.
- Patio furniture, decorative items, and potted plants are allowed in entranceways, and small open porches or patios. Water hoses must be stored neatly on a caddy and discreetly near the unit. Bicycles and grills should not be stored in the flower bed.
- Holiday decorations must be confined to the unit, porches and the area around the front door. Decorations may be displayed four weeks prior to the holiday and must be removed no later than two weeks after the holiday.
- Use of sidewalk chalk on common areas is not allowed.
- No propane tanks may be installed at Tara Condos to provide gas service for home appliances.
- Section 504.8 of the North Carolina State Fire Prevention Code prohibits outdoor grilling within ten (10) feet vertically and horizontally of all occupancies. The ten (10) feet of clearance also applies to combustible materials such as pine straw, pine bark, and other combustible landscaping materials. After use of the grill it needs to be returned to the patio when cool but needs to be put back within 24 hours. Damage to any part of the common areas as a result of heat and fire from the grill will be the responsibility of the homeowner. Grilling IS ALLOWED on the grass areas more than ten feet from the building and any combustible materials. Grills are not allowed on the second floor porches. Grilling is also not allowed in the parking lots, in the front entrance of the building, or in the walkway of any building.
- CHARCOAL GRILLS ARE STRICTLY PROHIBITED.
- GRILLS ARE STRICTLY PROHIBITED ON THE SECOND FLOOR AND IN FLOWER BEDS. UPSTAIRS OWNERS MAY STORE AT ENTRY OF UNITS, AS LONGS AS THIS DOES NOT BLOCK ANY AREAS OF ENTRANCE FOR OTHER RESIDENTS.
- No obnoxious or offensive activity that may become an annoyance or nuisance in the neighborhood is allowed. Radios, stereos, televisions and pets should not be heard louder than the normal conversational level in another unit with its doors and windows open. Porch usage should be monitored so that the noise is not above normal conversational level. Loud noise should be avoided at all times, but especially

between the hours of 11:00pm and 8:00am. If noise is a problem the management company and police should be contacted. There is a City of Greenville Ordinance regarding noise levels.

- No parties are allowed on the common area or pool unless the HOA is sponsoring the event.
- Ashtrays or other refuse shall not be dumped on common property except in designated dumpsters. Cigarette butts shall not be discarded in the common areas. This is a fire hazard. Common grounds include parking area, pool, breezeways and all grass and turf areas around each building.
- Window blinds on all sides of the home must be properly maintained by the homeowner. Blinds that are damaged, missing slats, bent, etc. must be replaced or repaired immediately.
- Patio shades/blinds may be white or beige/neutral in color, and must be maintained and regularly cleaned by the owner to ensure appropriate aesthetics throughout Tara.
- Window Treatment: Only curtains or Venetians blinds will cover the windows. No flags, banners or other colorful material will be used as drapes, curtains or coverings.
- The posting of political signs is NOT allowed at Tara.
- Profit-making events are not allowed including, but not limited, to yard sales, bake sales, etc.

Pets:

No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except dogs, cats or other household pets. No animal may be kept or maintained for commercial purposes and must not disturb or annoy other residents. **PET VIOLATIONS WILL RESULT IN THE IMMEDIATE ISSUE OF A NOTICE OF HEARING AND WILL RESULT IN A \$100 PER OCCURRENCE FINE. No warning will be issued for these offenses. Also, animal control may be called to assist with any issue relating to pets.**

- The City Code allows a total of 3 pets per residence, not to exceed 2 dogs, 2 cats or any other household pets.
- Dogs must be on a leash at all times and shall not run free, City of Greenville Ordinance.
- Pets will be reported to the City of Greenville Animal Control Officer if found outside unleashed.
- No dogs may be staked on the common area. This includes front columns of the unit, as well as patio.
- The dog owner/pet sitter must be present whenever a dog is outside the unit. Dogs may not be placed on a leash and allowed to remain outside without the owner/pet sitter being present.
- Pets should be walked in areas that are not used for pedestrian walkways.
- Owners of all dogs shall be expected to "scoop the poop". The City Code and the Association require homeowner's clean up after their pets. The pet owner/pet sitter must carry a plastic bag when walking a dog(s) and clean up immediately when a dog poops. Failure to carry the bag and/or clean up the poop will result in a fine as listed above.
- No animal may make noises that disturb other residents. City of Greenville Ordinance.
- Do not allow dogs to urinate on the shrubs or air conditioner units, as they are easily damaged by dog urine. Pets may not urinate on trees, shrubbery or in the grassy entrance areas to buildings. If this occurs and the association has to replace any landscaping the homeowner will be billed for the expense of the replacement.

- Cat owners are required to restrain their pets and may NOT allow them to roam free. The city has a nuisance law that can be enforced by the Animal Control Officer.
- Pet waste (including cat litter) must be disposed of in sealed plastic bags and placed in the dumpsters. Damage to sewer lines caused by improperly disposing of cat litter will be assessed to the owner. It is also not permitted to be disposed of in the common areas.

Please help up enforce these rules by immediately notifying the management company in writing and/or the Animal Control Office at 329-4387.

Vehicles:

- Only passenger cars and/or trucks shall be permitted to utilize parking spaces.
- Boats, trailers, recreational and commercial are expressly prohibited.
- Vehicles are prohibited from being parked in any area that is not a designated parking space, to include along curbs, gutters and cul de sacs.
- There are two assigned parking space per unit. Visitor spaces are for visitors ONLY.
- Vehicles must park within the lines of marked spaces.
- No parking is permitted in any grassy area and towing will be enforced, without notice, at the owner's expense, for any parking violation
- All allowed vehicles are required to maintain a current DMV registration. All vehicles with current registration must also maintain the approved vehicles in proper running order including keeping tires inflated. Homeowners are not allowed to store vehicles. Stored vehicles are defined as vehicles that have been parked in a NON-ASSIGNED spot for fourteen consecutive calendar days. If you have guests who will be parking for extended periods of time during a visit, please notify management.
- No parking permitted in front of dumpsters.
- No mini-bikes, motor bikes or vehicles of any kind may be used or parked on lawns or common areas.
- No oil changes or repair work shall be done on vehicles while parked on association property.
- Portable storage containers for moving purposes may be in place for a maximum of five (5) days only. If this time frame is exceeded a warning will be posted on container and the unit owner may be assessed a fine with each day considered a separate violation.
- Management will post a 24 hr. notice on any illegal or improperly parked vehicle and if not moved, the vehicle will be towed at the owner's expense. Clay's towing company can be contacted at (252) 752-6489.

For owners with more than three vehicles, please use overflow visitor parking near 1941 building.

Any owner or tenant who witnesses a violation may report this to management. The complaint must be made in writing, in person at the management office, in a fax, email, or by postal mail. The email for your manager is amanda@russellpm.com.

All owners will be notified by mail if their unit receives a violation, with the exception of vehicle violations which are indicated by a tag placed on the vehicle. If you receive a violation and need to convey information, or receive further information, please provide or request that information in writing.

Parking violations left uncorrected will result in the vehicle being towed at the owner's expense.