

Breezewood II Homeowners Association

Rules and Regulations

Updated March 21st, 2025

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 Breezewood II Condos shall be used for residential purposes only.

Decorative and Other Outdoor Items:

- All decorations must be confined to the unit's patio or balcony, the area around the front door, and immediately by the downstairs patio (if applicable). The size and number of decorative items should be proportional to the available space. Decorations may not hinder the day to day operations of the landscaping vendor or present a hazard for residents/guests. The Board of Directors reserves the right to require removal of any item.
- Common area refers to the parking area, entranceways to the buildings, breezeways, shrubbery beds, mulched areas, areas covered with pine straw, and all grass and turf areas around each building.
- Nothing should be stored/placed in the common areas without prior approval from the Board of Directors (including but not limited to benches, bird feeders/baths, etc). Current bird feeders, bird baths and benches on the property as of May 5, 2017 will be considered grandfathered. Future installments require written request, or will be tagged for removal. Owners will be held responsible for their own items.
- Balconies and patios should be well kept and not create a nuisance. They should not appear cluttered with excess personal property.
- Decorative items may only be hung in a manner that does not damage the exterior building materials. Owners will be held responsible for any damages caused to the building (exterior or interior) from improperly hung items. Items such as wind chimes and flower hooks may be installed in the ceiling areas of porches or balconies but not allowed on the outside framing of the building, as this may cause wood rot. Flower boxes are permitted as long as they are not attached to any part of the building by drilling, nailing, screwing, etc.
- Holiday decorations must be confined to the unit, patio or balcony, 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 in the common areas is not allowed.

Storm Doors and Windows:

- Storm doors may be installed on the front entrance of any unit. A full view glass door with a white frame should be used. Both storm doors and replacement windows require prior written approval from the Board of Directors.
- All 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. Current provider: Cleggs: Phone: (252) 752-5175
- Termite damage to any unit, interior or exterior, is the responsibility of the owner.

Units for Sale or Rent:

- “For Sale” or “For Rent” sign may only be displayed in the flowerbed/shrubbery area of the unit in question (not next to the concrete walkway). All upstairs units may place signs in the downstairs unit’s flowerbed/shrubbery area. Signage is prohibited on the common areas and main entrance sign and will be removed.

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. 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, or the common area for use or for storage.
- No mini-bikes, motorbikes, or vehicles of any kind will be used or stored on lawns, common areas, unpaved streets, or undeveloped areas.
- It is illegal to discharge any weapon, including air rifles and BB guns, in Breezewood II. Use of fireworks and laser devices is also prohibited.

- No propane tanks may be installed at Breezewood II Condos to provide gas service for home appliances.
- Section 504.8 of the North Carolina State Fire Prevention Code prohibits outdoor grilling within ten feet vertically and horizontally of all occupancies. The ten feet of clearance also applies to combustible materials such as pine straw, pine bark and other landscaping materials. After use of the grill it needs to be returned to the patio when cool (within 24 hours of use). 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 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.
- 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. Loud noise should be avoided at all times, but especially between the hours of 11:00 pm and 8:00 am. If noise is a problem the management company and police should be contacted. There is a City of Greenville Ordinance regarding noise levels. Contact 252-830-EYES (3937) to report a disturbance.
- Residents are not allowed to play on the roofs or around the mailbox kiosk. Owners will be responsible for replacing any common property damaged or destroyed by residents.
- The common grounds may be used for playing as long as it does not destroy grass or plantings and does not become an annoyance or nuisance to the neighborhood.
- No playground equipment should be permanently erected on the common grounds by residents.
- No parties are allowed on the common area unless the HOA is sponsoring or approves 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, breezeways, shrubbery beds, all mulched areas, areas containing pine straw, 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.
- Window treatment: Only curtains or blinds will cover the windows. Patio shades must be white.
- The posting of political signs is not allowed at Breezewood II.
- Profit-making events are not allowed, including, but not limited to, yard sales, bake sales, etc.
- Window AC Units are strictly prohibited.

Pets:

No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling, except cats or dogs. No animal may be kept or maintained for commercial

purposes and must not disturb or annoy other residents. The covenants allow a total of 3 pets per residents, not to exceed 2 dogs, 2 cats, or any other household pet.

- City of Greenville Ordinance requires that dogs must be on a leash at all times. 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.
 - 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 owner or 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.
 - No animal may make noises that disturb other residents, City of Greenville Ordinance.
 - Dogs should not be walked near 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 the buildings. If this occurs and the Association must replace any landscaping the homeowner will be billed for the expense of the replacement.
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- Cats are not allowed 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.

Vehicles:

- Only passenger cars and/or trucks shall be permitted to utilize parking spaces. Vehicles should fit in parking space properly.
- Boats, trailers, recreational vehicles and oversized vehicles are prohibited.
- Vehicles are prohibited from being parked in any area that is not a designated parking space.
- Vehicles must park within the lines of marked spaces.
- No parking permitted in front of dumpsters or in turnaround areas.
- 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 the tires inflated. Residents are not allowed to store vehicles. If you have guests who will be parking for extended periods of time during a visit, please notify management.
- 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 of any kind 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 the container

and the unit owner may be assessed a fine of up to \$100 each day, with each day considered a separate violation.

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B&D Towing and Recovery will be providing immediate towing for the following violations:

- Fire violations
- In-operable vehicle
- Blocking dumpster
- Abandon/Junk Vehicles
- Parked on Grass/Curb
- Stickers 90-days past inspection expiration date

Any owner or tenant who witnesses a violation may report this to the management company. 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 freedom@russellpm.com

All owners will be notified by mail if their unit receives a violation. If you receive a violation and need to convey information, or receive further information, please provide or request that in writing.

General violations will receive an initial warning. A second violation of the same nature or an ongoing issue that remains unresolved will result in a notice of hearing, and can result in a fine of up to \$100.00 per day or occurrence.

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

PET VIOLATIONS WILL RECEIVE A \$100 FINE. ALL FINES WILL BE ADDED TO THE HOMEOWNER'S ACCOUNT AND THEY WILL BE NOTIFIED IN WRITING.

Any questions concerning these rules and regulations can be directed to the management company.

THE ASSOCIATION BOARD OF DIRECTORS HAS THE RIGHT TO AMEND THE AFOREMENTIONED RULES & REGULATIONS AT ANY TIME. NOTIFICATION OF AMENDMENTS WILL BE MAILED TO ALL HOMEOWNERS.