

Corey Ridge Homeowners Association

RULES AND REGULATIONS

Provided below is a summary of current Restrictive Covenants for Corey Ridge plus additional rules and regulations. For a complete listing of all regulations pertaining to Corey Ridge including the Bylaws, Articles of Incorporation and Restrictive Covenants, please refer to the applicable legal documents or you may visit www.russellpm.com and access the Corey Ridge's HOA page.

1. NEIGHBORHOOD APPEARANCE:

- a. Homes shall be kept free of mold and mildew.
- b. All shrubs, cultivated vines, living plants, etc. shall be maintained in a pruned and not overgrown appearance. All dead shrubs, vines, and weeds shall be removed.
- Art. VI Sect. 16 c. All lots shall be properly maintained, keeping lawns cut (not to exceed 6"). Lawns should remain free of debris and rubbish.
- Art. VI Sect. 16 d. No trash or debris shall be burned on the property.
- Art. VI Sect. 15 e. Personal items shall not be stored in the front nor side lawn areas of the home.
- Art. VI Sect. 12 f. Clotheslines are not authorized.

2. PET OWNERSHIP AND RESPONSIBILITIES:

- Art. VI Sect. 9 a. Will not exceed two (2) per household. All pet owners are required to clean up after their pets.
- Art. VI Sect. 9 b. Any pets outside must be within a fenced area or controlled by a leash. Non-compliance is a direct violation of the City of Greenville Animal Control Ordinance. Any excess animal noise and/or any at-large animals should be reported to the Greenville Animal Control Office at (252) 329-4387 for immediate attention. Complaints may also be made to Russell Property Management in writing/email with as much detail as possible. Minimum information needed to issue a violation is as follows: address the pet/owner reside in, date/time of occurrence, and description. Without the proper information Corey Ridge HOA/Russell PM cannot hold pet owners responsible for violations.

3. PLAN APPROVAL AND RESTRICTIONS:

- Art. VI Sect. 3 a. **No construction, improvements, or modifications to home exterior or landscaping of the property, including driveways, mailboxes, fences and satellite dishes, may be done without PRIOR approval of the Corey Ridge Board of Directors. Requests must meet Covenant requirements. A temporary barrier fence and dumpster shall be placed on each lot at the commencement of any construction for debris.** Requests for approval must be submitted in writing to Russell Property Management, 106 Regency Blvd., Greenville, NC 27834 or by e-mail at hoadmin@russellpm.com
- Art. VI Sect. 3 b. On newly constructed homes a detailed landscaping plan must be submitted, approved and completed prior to home occupancy and must include:
 - 1. A minimum of four (4) trees at least 6 feet in height in the front yard area and shrubbery the length of the front of the home.
- Art. VI Sect. 3 c. All driveways must be concrete or concrete type materials.
- Art. VI Sect. 3 d. All porch rails must be PVC or wrought iron materials. Any other materials must have approval.

- Art. VI Sect. 14 e. All fences must be made of wrought iron, PVC, or an all-black coated chain link fence, not to exceed 4 feet in height. All fences must be in the rear or side yard of the home. The fence can extend to the side yard of the home but must be no closer than ten (10) feet to the front corner of the home on either side. A privacy fence surrounding a swimming pool may be six (6) feet in height.
- Art. VI Sect. 13 f. Satellite dishes are permitted between the rear corners of the home and rear property line of the yard ONLY. Any other location will be judged on a case by case basis requiring provider documented signal anomalies.
- Art. VI Sect. 10 g. Mailboxes must be the community standard. Please contact the property management company for the specifications if needed.
- Art. VI Sect. 11 h. No trucks, tractors, or trailers, with the exception of a pick-up truck, up to one ton in size, for personal use, may be parked upon the premises. No boat, trailer, mobile home, camper, or recreational vehicle may be parked in an area where it is visible from the street, nor in the street. No vehicle may be parked on the grass around the home.
- Art. VI Sect. 11 i. Vehicles without current tags/inspection and any vehicles that is not in operating condition, may not be parked in the visible areas of the property for more than ten (10) days.
- Art. VI Sect. 19 j. No bicycle or skateboard ramps or the like are allowed.
- Art. VI Sect. 10 k. No above ground swimming pools are allowed.
- Art. VI Sect. 15 l. No sign of any kind except one sign of not more than 8 square feet shall be erected on the property during construction or for sale.
- Art. VI Sect. 1 m. No commercial businesses may be operated from any lot or residence. All lots will be used for residential purposes only.
- Art. VI Sect. 7 n. Owners and their guests shall refrain from playing loud music from any source as to not disturb any other residents.

IN AGREEMENT WITH NORTH CAROLINA LAWS A FAILURE TO COMPLY WITH ANY OF THE RULES AND REGULATIONS SET FORTH BY THE HOMEOWNERS ASSOCIATION AS OUTLINED IN THE COVENANTS MAY RESULT IN FINES UP TO \$100.00 PER OCCURRENCE OR PER DAY.

As a reminder, all information related to violation must be submitted in writing or via email to Russell Property Management.

HOA Manager: Chelsey Bennett
Email: HOAadmin@russellpm.com