

CROSS CREEK HOMEOWNERS ASSOCIATION OF GREENVILLE, INC. **RULES & REGULATIONS**

**Updated & Approved by the Board of Directors of
Cross Creek Homeowners Association of Greenville, Inc. November 2019, January 2021, and July 2021.
These rules will become effective August 2, 2021.**

All residents (owners and tenants) are required to abide by the Rules and Regulations set forth in this document, in addition to the Restrictive Covenants recorded in Book 2403, Page 194-233 of the Pitt County Registry (the "Declaration") and Bylaws for Cross Creek Townhome Homeowners Association.

The following rules and regulations apply to the Owner, owner's guests, invitees, and tenants.

GENERAL REGULATIONS:

1. All personal property shall only be stored within the patio areas. Personal property items are prohibited anywhere outside the patio fences and are prohibited at the entrance ways to the units, including the front yards. (I.E. Bikes, exercise equipment, toys, etc.)
2. Garden hoses may be stored in the front flower beds if they are on a hose reel (which cannot be attached to the building) or coiled up inside a flowerpot. Garden hoses shall not be laid out on the ground or on top of the bushes.
3. All decorations must be confined to the unit's shrubbery/flowerbeds and the area within two feet of the front door. Units are limited to three decorative items. Flowerpots are allowed in mulch beds and should be counted as one of the three decorative items. (Exceptions are made to the limit of decorative items for the months of October - December to allow for holiday decorations, as long as you do not encroach on your neighbor's property.) Door mats and wreaths are not included in the count for the three items that are allowed. Holiday decorations shall not be displayed earlier than four weeks prior to the holiday and must be removed no later than two weeks after the holiday.
4. Homeowners who install plants in the front of their home (note: approval of the Board of Directors is required) or in the patio are required to maintain these plantings. Homeowner supplied plants should be maintained so that they are not a nuisance or allowed to grow out of control. Plants should not grow up the side of the building or along the downspouts.
5. Rear patio areas must be well maintained by the lot Owner, including but not limited to appearance of storage shed, controlled vegetation, and storage of items visible above fence height.
6. One For Sale/For Rent sign, not exceeding 36" x 24", is permitted inside the window of a unit. Any additional signage must first receive Board approval. Political signs that will appear on the ballot of a primary, general, or special election, shall not be placed out earlier than 45 days before such election, shall be placed in the window only, and shall be removed within 7 days after such election. Signage of any nature is prohibited on the common areas of the entrances and will be removed unless prior approval of the Board is received.
7. All trash items are to be placed inside the dumpsters. Any bulk items must be reported to City of Greenville – Sanitation Department via City Compass through their website <http://www.greenvillenc.gov> or by calling 252-329-4522.
8. No items are to be installed on fences, columns, or vinyl siding without prior written approval from the Board of Directors.
9. Skateboards, rollerblades, scooters and bikes are not allowed on the sidewalks nor front walkways.
10. No bicycle or skateboard ramps are allowed. No temporary or permanent recreational structures can be erected on the premises without PRIOR approval of the Board. This includes but is not limited to basketball goals.
11. All outside cooking grills shall be kept a safe distance from the building exterior and fences. Damage to these areas as a result of heat and fire from the grill will be the responsibility of the homeowner. No obnoxious or offensive activity that may become an annoyance or nuisance in the neighborhood is allowed. Music, TV, pets, chatter, etc. should not be heard louder than normal conversation level. Refer to City of Greenville Ordinance regarding noise levels. Upon receipt of a noise ordinance complaint, the Association's management company will refer to the complaint to the City of Greenville. Any concerns of suspicious or illegal activities MUST be reported directly to Law Enforcement.

12. No illegal activity shall be undertaken on the Common elements.

ARCHITECTURAL CONTROL

1. Window treatments are mandatory to maintain the uniformity and integrity of the property. White horizontal blinds must cover all windows and must be well-maintained.
2. It is required that exterior window screens must remain on and in good condition at all times. Window screens are the homeowners' responsibility.
3. No exterior addition or change or alteration is permitted until the plans and specifications showing the nature, kind, shape, height, materials, and location shall be submitted for Board review and approval. This includes any work to be completed in relation to windows and wood rot surrounding windows.
4. No homeowner installed plantings are allowed in the grass or mulch beds. These plantings will receive a violation letter.
5. If you are interested in putting up a satellite dish you must submit your request, in writing, to Russell Property Management to be approved by the Board of Directors, except that this provision shall not apply to those antennae specifically covered by the federal rule referenced in Article XIV, Section 11 of the Declaration. The request must state the size of the dish, the installation company name, and where the dish will be installed. No satellite dishes, radios, towers, antennae or similar type of equipment shall be installed on the common elements. They should be installed within the patio area or attached to the fences when needed to obtain signal. All satellite dishes should be run through a cable box with wires buried behind the vinyl, not exposed. Any wiring needed for Cable TV should also be properly buried behind vinyl or underground. Any cable boxes missing a cover should be reported by the unit owner to the cable company for repair. Any satellite dishes that are not approved, unless otherwise exempted from this paragraph by the Declaration, or on the common grounds can be removed by the Board of Directors and will be done so at the homeowner's expense. Please coordinate your satellite dish install with the company and a representative of the management company should there be any questions with placement.
6. Cigarette butts shall be disposed of properly and shall not be disposed of on the common elements.
7. A/C window units are prohibited.
8. Outside clothes hanging devices, such as a clothesline, are prohibited.

PARKING:

The following violations will cause your vehicle to be towed and subject the owner to fines for violations of these parking rules. If you are double-parked, parked in an undesignated area or on the grass/common area, the vehicle will be towed at the vehicle owner's expense immediately with **NO NOTICE GIVEN**. Only **two** vehicle parking spaces are permitted per unit.

1. Vehicle repair or maintenance is prohibited within CROSS CREEK Townhomes development.
2. The Homeowner is responsible for cleaning and/or repairing damage to parking lot caused by his/her vehicle(s), tenant's vehicle(s) or guest's vehicle(s) including, but not limited to, leaking oil, antifreeze, or other corrosive substances on the pavement. Kitty litter has been found helpful in soaking up oil that may leak in parking spaces.
3. All cars, no matter where they are parked, **MUST** have current license/inspection stickers and remain in operable condition.
4. Parking in handicapped spaces without proper documentation represented is prohibited. Anyone parked in handicapped parking without handicap plate or placard on rear-view mirror can and will be towed on sight.
5. No double-parking. Should a person park behind you, please contact A & B Towing, at 252.752.3212 and have the vehicle towed at the owners' expense.
6. All vehicles must be parked within lines of designated space for the unit. Parking across lines is **NOT** allowed.
7. Parking in the circle is prohibited. Violators will be towed.
8. Visitor parking spaces are temporary parking spaces and shall not be used for more than 24 hours. Visitor parking spaces are reserved for visitors and shall not be used for by owners or their tenants. If

you need to utilize a visitor space for a longer period of time, please consider using the overflow parking near the dumpster, across from the 1222 building or behind the mail houses on the main drive.

9. Absolutely no boats, trailers, or recreational vehicles are to be parked, kept or stored on CROSS CREEK property. They are subject to be towed on sight at the owner's expense.

PETS:

A person must realize the responsibility that comes with the appropriate treatment of a pet and the residents surrounding them, especially when you live in a close, community association. Any pet violations must be submitted in writing/email with as much detail as possible. Minimum information needed to issue a violation is as follows: unit the pet/owner reside in, date/time of occurrence, and description. Without the proper information Cross Creek Townhomes HOA cannot and will not respond to pet complaints.

1. No dog(s) may be staked on common area(s). This includes, but is not limited to, front columns of the unit, patio fences, and gates. Lead lines are prohibited in these areas as well.
2. All pets shall be on a leash when outside the dwelling unit, both as required by the Declaration and as stated in City of Greenville Animal Control Ordinance.
3. Pet owners shall pick up and dispose of pet waste properly by depositing in a bag in a trash receptacle.
4. Do not allow dogs to urinate on shrubs. Shrubs are killed by dogs' urine.
5. Should any damage be caused by pets in the common areas or to patio fences, the owner of the unit where the pet resides will be responsible for cost of repairs.
6. Any excessive animal noise should be reported to the Greenville Police Department or Animal Control Office at (252)329-4387 for immediate attention. Complaints may also be made to Russell Property Management in writing/email with specific information.

Any rule that is broken regardless of the offense:

First Offense – Warning

Second Offense - \$50.00 Fine

Third Offense - \$100.00 Fine

Additional Offenses - \$100.00 Per Occurrence

Items will be turned over to the City when applicable.

All information related to violations must be submitted in writing to Russell Property Management (Tonya Rosado – HOA Manager) or emailed to tonyar@russellpm.com