

Eagle Farm Rules & Regulation

Revised: September 2019

To preserve the property values of all homeowners and to protect the rights of homeowners and occupants, the Board of the Eagle Farm Homeowners Association sets forth the rules below. These rules and regulations are a summary of the Eagle Farm Restrictive Covenants and By-Laws. A copy of the restrictive covenants and By-Laws can be found on our website: www.russellpm.com or they can be emailed/mailed per request.

These rules and regulations are enforced by the Eagle Farm Board of Directors and Russell Property Management, Inc. If you are found to be in violation of any of the Rules and Regulations for Eagle Farm HOA or Wilson City ordinance, the Association will enforce the following actions:

- You will receive a friendly letter giving you adequate time to rectify the violation.
- If the violation is not rectified, then a second letter is sent with a warning of a fine and potential board action.
- If the violation is not rectified by the deadline in the second letter, a fine will be issued. First fine: \$50 and all fines thereafter: \$100 per occurrence.
- Thereafter if the violation is not rectified, the board will vote and execute on the behalf of all homeowners to have the violation rectified at the actual cost (plus any additional cost involved) of the homeowner in violation (i.e., vehicle towing, repairs, removal, maintenance, etc.).

Association Rules and Regulations:

1. No noxious or offensive trade or activity shall be permitted or allowed to exist on the property that is or may become an annoyance or nuisance to the neighborhood.
2. No structure of temporary nature, including but not limited to a trailer, mobile home, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no trailer, mobile home, tent, shed, shack, barn or outbuilding shall be permitted to exist on the property as a residence.

No building, fence, or structure shall be commenced, erected or maintained, nor shall any exterior addition to any structure be made until the plans and specifications showing nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing by the Board of Directors and Architectural Committee, and in accordance with the published by-laws and covenants.

Any building erected shall be positioned in accordance with Wilson city ordinances.

No fence shall be erected along the front line of any Lot. No fence of chain link type construction or in excess of four feet in height shall be pre-approved by the Committee. The Committee, in its sole discretion, may approve fences of chain link construction and up to 6 feet in height for the purpose of confining pets provided the same does not extend more than 25 feet in any direction and are constructed within the minimum building setback lines.

3. The property shall be used for residential purposes only and no business or commercial enterprise may be carried out upon the premises.
4. No lot shall be used or maintained in an unsightly manner, including but not limited to lawns, shutters, mailboxes, gutters, landscaping, roof, lamp posts, power washing, etc.
5. No lot shall be used as dumping ground for rubbish, trash, or debris. Lots must be well

maintained and have no unattractive growth. Rubbish, trash, debris, garbage, and other wastes shall be kept in sanitary containers specifically designed for such items.

6. No portable sports equipment (soccer goals, basketball goals, etc.) is allowed on the street at any time.
7. House pets may not be used for commercial purposes to include breeding and further that such pets do not constitute a danger or nuisance to other Lot owners or to the neighborhood. No pets are allowed to roam free and must always be under the control of the owner when outside. The owner must also clean up after their pet in any common areas or areas not owned by that individual homeowner. This is also a City Code and must be followed or Animal Control will be contacted.
8. No stripped, wrecked, or junked motor vehicles or vehicles without current license plates and registration shall be permitted to remain upon any lot. No trailer, mobile home, camper or recreational vehicle shall be permitted to remain upon any lot or on any part of the grass, unless it is located so as not to be visible from any street or road within the subdivision.
9. All homeowners must comply with all Wilson City Ordinances. Any ordinance that is violated is subject to fines by the City of Wilson. The Homeowners Association will support the fines issued by the City of Wilson and may even make the City aware of any violations to keep the neighborhood operating within the local laws.
10. As documented in the Covenants and By-Laws, all vehicles must be parked in the homeowner's driveway or garage, parking on the street and in lawns is prohibited. No resident street or lawn parking is allowed in Eagle Farm. Temporary street parking is allowed but overnight parking is prohibited. Parking for special events at the Clubhouse is considered temporary and is allowed along the street and should not hinder any homeowner's access.
11. No TV antennas should be visible from the street side of the house. Satellite dishes, should be no larger than 18 inches in diameter and should be placed unobtrusively at the side or back of the house.
12. Any gardens for consumable foods must not be visible from the street and must be located in the rear portion of the lot behind the residence.
13. No animals, livestock, poultry, or reptiles of any kind shall be raised, bred or kept on any portion of the property.
14. No home rentals are allowed in the subdivision as detailed in the covenants and by-laws; all homes are to be used for residential purposes only.
15. Reasonable accommodations should be made to always store trash receptacles out of sight from the street, except for trash collection days. All trash containers must be removed from the street and placed out of sight at a reasonable time following city trash collection.

Homeowners are responsible for following the Rules and Regulations, as well as the Covenants and Bylaws of the Eagle Farm HOA. If not, the homeowners are subject to fines.

All questions, requests, or concerns MUST be in writing to the address or email listed above.

**Written requests must be emailed to hoamanager@russellpm.com or mailed to 106 Regency Blvd., Greenville, NC 27834.