

HAMPTON CREEK HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Updated & Approved by the Board of Directors of
Hampton Creek Homeowners Association September 2015.

All residents (owners and tenants) are required to abide by the guidelines set forth in this document, in addition to the recorded Restrictive Covenants and Bylaws for Hampton Creek Homeowners Association.

GENERAL REGULATIONS

1. 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. Any concerns of suspicious or illegal activities **MUST** be reported to Law Enforcement as the HOA has no authority over these issues.
2. **PLAN APPROVAL:** NO construction, improvements or modifications to the exterior of the building, including fences and satellite dishes, may be done without **PRIOR** approval of The Board of Directors. 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
 - ***Fences** must be made of wood/aluminum/or PVC material and not exceed the height of six (6) feet. No fence may be closer to the street than the rear corner of the building. Chain link fence is only allowed for a small dog pen, not to exceed 6ft x 10ft.
 - ***Satellite dishes** must be installed with a post in the ground. Satellite dishes are permitted in the rear yard of the home between the rear corners of the home and rear property line of the yard. Satellite dishes can be installed on rear roof with no wires visible from the road.
3. Any modifications to the landscaping that may possibly interfere with mowing will need to receive prior approval by The Board of Directors. All grass within a fenced area is the resident's responsibility to maintain.
4. To maintain proper appearance of the neighborhood:
 - a. All broken or damaged windows, blinds, screens and doors must be repaired or replaced within 30 days of damage or notice.
 - b. Vinyl siding should be kept free of mold and mildew by pressure washing or cleaning when needed or notified by the HOA.
 - c. Shutters should be maintained on the front windows of the home.
 - d. Weedy vines growing on any part of the home must be removed.
5. No bicycle or skateboard ramps are allowed.
6. No items should be stored in front or at the side of the building. This includes, but is not limited to, toys, bikes, coolers, grills, yard tools, and lawn furniture. All garden hoses must be put back in their proper place when not in use. Basketball goals may be used in the driveway and are not permitted to be used in the street. When not in use basketball goals may be secured, laid down in the driveway, or stored behind the unit.
7. All trash cans must be placed at the side or rear of the home within 24 hours of the day that trash has been picked up. To dispose of any furniture, appliances, and any other large household items report to City of Greenville – Sanitation Department via City Compass through their website <http://www.greenvillenc.gov> or by calling 252-329-4527.
8. All decorations must be confined to the unit's shrubbery/flowerbeds and the area around the front door. No decorations are permitted in front yards. Holiday decorations may be displayed four weeks prior to the holiday and must be removed no later than two weeks after the holiday.
9. Do not park, congregate, or play on properties that are unoccupied due to selling, renting, or any other reason.

PARKING

1. Junk or abandoned cars are prohibited throughout the subdivision. Inoperable vehicles parked **on** Saddleback or Sadler may be towed at will. This will include any vehicles without current tags/inspection and any vehicles that are not in operating condition. Vehicle maintenance or repair may NOT be performed on either street or in any driveway. No vehicle will be allowed that is up on blocks.

***NOTE: ALL PERSONAL VEHICLES MUST BE PARKED ON THE DRIVEWAYS/CONCRETE AREA OF THE PROPERTY. PARKING ON THE GRASS IS NOT PERMITTED.**

2. Owners and Tenants are not permitted to park Non-Passenger vehicles at Hampton Creek. Non-Passenger vehicles include:
 - a. A box truck, also known as a cube truck, cube van, or box van, is a truck with box-shaped cargo area.
 - b. A semi-trailer truck (a.k.a. tractor or cab) is a large vehicle that consists of a towing engine that is designed to carry freight on an open or closed bed.
 - c. Any vehicle that is designed to carry more than 10 persons.
 - d. Any vehicle that is designed to provide temporary living quarters.
 - e. Heavy duty pickup trucks and vans with a gross vehicle weight rating greater than 17,000 pounds.
3. Boats/watercrafts, trailers, recreation vehicles, and the like are permitted to be parked **ONLY** in driveways. They must not be parked in the grass or on the street.

PETS

Only dogs, cats, and other household pets may be kept on the premises and are not to exceed two (2) per household. 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 Hampton Creek HOA cannot and will not respond to pet complaints.

1 st Notice	Warning letter
2 nd Notice	\$100.00 fine per occurrence after hearing has been held.

1. All pets should be leashed (as stated in City of Greenville Animal Control Ordinance).
2. Pet owners shall pick up and dispose of pet waste properly.
3. Do not allow dogs to urinate on shrubs. Shrubs are killed by dogs' urine.
4. 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.

VIOLATIONS and FINES

If you are an owner who is renting your unit, please ensure that you follow all local, state, and federal guidelines. Also, please ensure that your renters are provided a copy of these Rules and Regulations. The owner will be held ultimately responsible if the renters do not follow the Rules and Regulations hereby set forth.

FAILURE TO COMPLY WITH ANY OF THE RULES AND REGULATIONS SET FORTH BY HAMPTON CREEK HOA MAY RESULT IN FINES UP TO \$100.00 PER OCCURRENCE OR PER DAY.

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