

IRISH CREEK SUBDIVISION SECTION 2: PHASES 2, 1-A, 1-B, 1-C
RULES AND REGULATIONS

1. No speeding or unsafe driving throughout the neighborhood.
2. One (1) Boat, Boat Trailer, Utility Trailer, or Recreational Vehicle may be stored or parked on a built on lot for a period of greater than 48 hours only if parked inside a garage or stored within a fenced area so as to be obscured from view by pedestrians or motorists passing on the street. Open storage or parking of such items within public view shall be strictly limited to duration of 48 hours or less. No trucks or tractors may be regularly stored on a vacant lot.
3. Seasonal or Holiday decorations (e.g. Christmas trees and lights, pumpkins, Easter decorations) shall be removed from each lot or dwelling within a reasonable period of time after such holiday passes. The Board of Directors has the sole discretion to determine what a reasonable time period is for seasonal or holiday decorations to exist after the holiday passes and its determination shall be final.
4. To maintain proper appearance of the neighborhood:
 - A. Vinyl siding should be kept free of mold, mildew, algae or the like by pressure washing or cleaning when needed or notified by the HOA.
 - B. Shutters should be maintained on the front of the windows of the home.
 - C. Weedy vines growing on any part of the home or vacant lot must be removed.
 - D. All built on or vacant lots including grassy areas along and between the sidewalk and road shall be properly maintained, keeping grass/lawns cut (not to exceed 6") with clear trimming and edging and all weeds removed. All side Lawns should remain free of debris and rubbish at all times.
 - E. All grass clippings must be bagged and properly disposed of. Sidewalks, common areas, and street drains are not to be used to dispose of grass clippings.
 - F. No trash or debris shall be burned on the property.
 - G. Personal items shall not be stored in the front or side lawn areas of the home.
 - H. No storage of any equipment, sand piles, bricks or construction materials will be allowed on empty lots without a valid building permit.
5. No above ground swimming pools are allowed.
6. No clotheslines shall be installed on the property.
7. All trash cans must be placed behind the home, behind bushes, inside the fence, or inside the garage so as to be obscured from view by pedestrians or motorists passing on the street. You must call the Sanitation Department of the City of Greenville to dispose of any furniture, appliances, and any other large household items. The City of Greenville Sanitation Department # (252) 329-4527.
8. No person shall place receptacles for residential garbage, refuse or recyclables for removal by the city at curbside of a residential dwelling any earlier than dusk on the evening prior to scheduled collection, and receptacles must be removed no later than daybreak of the following scheduled collection. (City of Greenville, NC Code of Ordinances Section 6-3-4)
9. No commercial business activity may be conducted from any lot. No trade materials or inventories may be stored upon the premises of any lot.
10. No trucks or tractors, with the exception of up to one (1) ton pickup truck for personal use, may be parked upon the premises.

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11. No structure of a temporary nature, including, but not limited to a trailer, mobile home, tent, shack, garage, barn or other outbuilding, shall be used on any lot at any time as a residence, either temporarily or permanently. No trailer, mobile home, tent, shack, garage, barn or other outbuilding, shall be permitted to exist on any lot, unless approved by the Board of Directors.
12. No mini-bikes, motorbikes, ATV's or similar vehicles shall be used on lawns, unpaved streets, or undeveloped areas.
13. NO stored vehicles may be parked on the streets of the Development. Stored vehicles will be defined as any vehicle left un-driven for more than seven days.
14. No animals, livestock, poultry or reptiles of any kind shall be raised, bred, or kept on any lot, except domesticated dogs and cats, and small, non-offensive and harmless household pets may be kept by an owner, provided that they are not kept or used for breeding or maintained for any commercial purpose, and provided there will not be allowed on any lot an unreasonable number of such animals.
15. No construction of homes, outbuildings, detached garages, fences, or changes to any exterior addition or change (including a change of materials but excluding a change of color) to any structure, be made until the plans and specifications showing the nature, kind, shape, height, materials, and location are submitted to and approved in writing by the Architectural Committee or Board of Directors.
16. Requests for approval must be submitted in writing to Russell Property Management, 106 Regency Blvd., Greenville, NC 27834 or by email at hoadmin@russellpm.com.
17. Mailboxes and supporting posts shall be of a design approved by the Architectural Committee of the Board of Directors. Please contact the property management company for the specifications if needed.
18. 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. No yard or lawn ornament shall be permanently placed on any property except in the backlawn area, unless approved by the Architectural Committee.
19. No noxious or offensive activity shall be carried on or permitted on any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

VIOLATIONS AND FINES

If you are found to be in violation of any of these Rules and Regulations or in violation of the Restrictive Covenants or Bylaws, you will first receive a warning letter specifying the nature of the default, the cure thereof, and the time within which you are given to cure it. Within the limit specified you may rectify the violation, or request in writing a hearing before the Board. If violation is not rectified and no dismissal or exception has been made, the Association may take one of the following actions:

- 1. Remedy the violation and bill the homeowner for the cost.**
- 2. Fine the homeowner at a rate of \$100 for each day more than five days after the decision that the violation occurs.**
- 3. For any unpaid fines of more than 30 days, legal action will be taken.**