

KITTRELL DUPLEXES HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

**Updated & Approved by the Board of Directors of
Kittrell Duplexes Homeowners Association April 2019.**

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 Kittrell Duplexes Homeowners Association.

GENERAL REGULATIONS

1. Owners/residents, as well as their guests, shall not act in an obnoxious or offensive manner. Music, TV, pets, conversations, etc should not be heard louder than normal conversation level at all times. The City of Greenville Noise Control Ordinance (Sec 12-5-1 through 12-5-14) restricts sound levels between 11:00 pm and 7:00 am. Excessive noise complaints during this time frame should be reported to the Greenville Police Department (252-329-4317). Any concerns of suspicious or illegal activities **MUST** be reported to Law Enforcement as the HOA has no authority over these issues.
2. Any exterior improvements, alterations, or additions (such as roofs, fences, storage sheds, door or shutter color change, etc) shall be placed in writing to the management company for Board review and approval.
 - ***Fences** must be made of wood 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. All yard maintenance and grass cutting within fenced in areas is the owner/resident responsibility to maintain.
 - ***Satellite dishes** must be installed with a post in the ground in the rear yard of the home (between the rear corners of the home and rear property line of the yard), or on the rear roof with no wires visible from the road.
 - ***Flowerbed covering** is approved to be pine straw. This will be replaced by the HOA 1-2 times per year. If owners/residents wish to replace on a more frequent basis they may do so at their own expense but must maintain uniformity. Any variance must be reviewed/approved by the Board of Directors.
3. Profit making events (yard sales, garage sale, bake sale, etc) are prohibited **UNLESS** sponsored by the HOA.
4. Building exteriors must uphold a clean and maintained appearance. This is to include but is not limited to: no algae growth on building nor fence, no broken/damaged fencing or shutters, all front window screens are required to be installed at all times. No AC window units are permitted to be installed on the front of any unit. Weedy vines are not permitted to grow on any part of the home or fence.
5. No bicycle, roller skating, skateboard or other ramps are permitted.
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 housing when not in use. Basketball goals may be used in the driveway but may be no closer to the road than the end of the driveway – basketball goals cannot be placed or used in the street at any time. When not in use, basketball goals shall be secured or laid down in a matter that does not conflict with mowing.
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 app, or 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.

PARKING

1. Junk or abandoned cars are prohibited throughout the subdivision. Minor vehicle maintenance or repair may be performed in the driveway. No vehicle will be allowed that is up on blocks.
2. **ANY MOBILE PERSONAL PROPERTY MUST BE PARKED ON THE DRIVEWAYS/CONCRETE AREA OF THE LOT. PARKING ON THE GRASS IS NOT PERMITTED (PER CITY CODE).** Any damages to the yard area from residents parking on the grass shall be repaired by the resident/owner in a timely manner.
3. Parking on the street is prohibited per City restrictions – signs are located throughout the property.
4. Boats/watercrafts, trailers, recreation vehicles, campers, and the like are NOT permitted on the property.
5. PODS are allowed in the driveway only, for no longer than 30 days.

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 Kittrell Duplexes HOA cannot and will not respond to pet complaints.

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 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 KITTRELL DUPLEXES HOA MAY RESULT IN FINES UP TO \$100.00 PER OCCURRENCE OR PER DAY.