

Rules and Regulations of Langston Farms Homeowners' Association, Inc.

This document provides homeowners, all residents, and guests with the Rules and Regulations affecting everyday life in Langston Farms. These community standards have the purpose of protecting the value and desirability of property within Langston Farms. Updated and approved by the Board of Directors February 2022.

Under the Restrictions in the Covenants of the Langston Farms Homeowners Association, Inc., the following Rules and Regulations are defined.

1. Summary of Use Restrictions:

- a. The visual appearance of each home should be maintained in an appropriate manner (e.g. no furniture - except patio furniture - shall be kept outside of the home; all blinds and other window treatments visible from the street need to be in good condition and not broken or bent; exterior building materials (siding, brick, etc) and fencing need to be kept clean of mildew as needed).
- b. All individual lots should be free and clear of weeds, rubbish, trash debris and other matter. Grass should not be allowed to grow taller than 8 inches. Sidewalk curbs shall be edged on a regular basis to avoid grass growing over.
- c. Signs on the homeowner's property are limited to one For Sale sign. Signs that are prohibited include but are not limited to "For Rent" and "Advertising" signs.
- d. All mailboxes shall be of a uniform standard and appearance to be approved by the Board of Directors. The mailboxes are Qualarc Lewiston Cast Aluminum post mount mailbox with ornate base and pineapple finial. All mailboxes and bases should be black with a semi-gloss finish. Address numbers are required per USPS regulations on at least one side which is visible to the carrier's regular approach or the mailbox door. All numbers should have a gold finish and be at least 1 inch in height. A replacement mailbox is available at multiple online locations:

Hayneedle.com	Item # : QAI043
Amazon.com	Item # : LM-703-LPST-BL
Home Depot	Item # : LM-703-BLK
- e. Satellite dishes are permitted but we strongly advise they be located in the rear yard area of your lot, unless otherwise approved in writing by the Board of Directors, or a letter from your service provider is given to management indicating the desired location must be used for service. Refer to the FCC's Over-the-Air Reception Devices (OTARD) rule for specifications.
- f. Vehicles are not to block another homeowner's driveway, any mailboxes, nor fire hydrants. The HOA is not responsible for enforcement, contact Greenville Code Enforcement to report any violators.
- g. VILLAGE ONLY - All personal property, including but not limited to coolers, grills, toys, clothing, garden tools, boats trailers, recreational vehicles etc. are to be stored within the fenced in areas or garage only – items may not be stored on the side of homes. Playground equipment (i.e. swing sets) must be inside the fenced area or backyard of the property in order to avoid interfering with the uniform appearance of the exterior of the homes within the Village. Playground equipment that is

not inside the fenced area or in the backyard will not be approved by the Architectural Review Committee or Board of Directors. Basketball goals are permitted as long as they are in good working order; they are allowed to be both standing and laying down. Bags of household garbage must be placed in receptacles. No plants, ornaments, pools, or other objects shall be placed, located allowed to remain in such unenclosed area without prior approval.

h. VILLAGE ONLY- Garage doors may remain open when working in the yard or garage, or when using the garage as a recreational area for limited periods of time, for example sitting or grilling. No partial openings of garage doors are allowed.

2. PETS:

a. Dogs are permitted off the owner's property if the dog is on a leash or under some other means of physical control.

b. Dog owners shall not permit their dog/s to defecate or urinate on the lawn or property of any but the owner. We suggest for all dog owners to carry a bag during walks in order to 'scoop the poop' properly and timely.

c. Pet waste must be disposed of properly (i.e. sealed in plastic bags and placed inside trash containers). Do not dispose of waste on common ground or in the ditches.

3. Architectural Changes:

If you anticipate making any changes (i.e. fences, outbuildings, or additions), all requests for architectural changes must be submitted to Russell Property Management in writing and approved by the Architectural Review Committee or Board of Directors before any changes can be made.

a. Outbuilding materials should be vinyl or wood and match the color of the home. Metal or shingle roofs should match the roof color of the home. Prior approval is required before installation.

b. Fences need to be vinyl, wood, or metal material, with a maximum height of 6 feet. Fences are allowed to be placed on property line. All fence requests are to be approved by the HOA Board on a case by case basis. When submitting a request an application and plot plan are required. Wood fences need to be stained or painted and should remain in working condition with no broken, bowed, or missing boards/panels.

c. VILLAGE ONLY – A uniform appearance of the exterior of the initial structure shall be maintained, unless and only if permission is granted in writing by the Board of Directors. This includes, but is not limited to, the color of front doors and shutters, as well as roofing shingles. Approved colors are on file with the management company and can be provided upon request.

d. VILLAGE ONLY – Yard maintenance will be conducted for all the common area and such portion of the non-common area that can be entered without necessity of opening an enclosure. The current contract calls for shrubbery to be pruned two times a year (spring and fall). If you wish to maintain your own shrubbery, you may obtain an orange flag to be placed by the mailbox during the period of trimming. Residents will be notified when the landscaping vendor is scheduled to complete the pruning. If allowed to grow out of control, the landscaping vendor will not skip trimming. Tree branch trimming may be necessary to allow for the mowers to safely travel under the branches.

FINES FOR VIOLATIONS:

Owners who are alleged to have violated the Association's Rules and Regulations, Declaration, or other Association governing documents will be provided notice of the alleged violation, and opportunity to be heard and present evidence, and notice of the decision regarding the alleged violation. Fines of up to \$100.00 per violation are possible, and fines of up to \$100.00 per day are possible for ongoing violations.

COPIES AND OTHER LANGSTON FARMS INFORMATION:

Copies of these Rules and Regulations and other corporate documents of Langston Farms Homeowners Association are available through Russell Property Management's website, www.russellpm.com or send your request by mail to the address below. All complaints, requests or concerns should be in writing or email. Use the appropriate on-line forms provided or, if you do not have internet capability, fax Russell Property Mgt. at 252-355-9641 or mail your request to: Russell Property Mgt. 106 Regency Blvd, Greenville, NC 27834.

USEFUL PHONE NUMBERS:

Neighborhood Services – Report homes not in compliance with City Code – 252-329-4110 or via City Compass available online (<https://www.greenvillenc.gov/>) as well as mobile app available for iPhone and Android. City Compass can also be used to report drainage/flooding issues, sinkholes in yard or road, suspicious activity, and numerous other code violations and concerns.

City of Greenville, Sanitation – Have white goods or bulk items scheduled for pickup. The City does not pick up construction and demolition/building debris. – 252-329-4522 or via City Compass

Crime prevention tips - call the Crime Prevention Unit of the Greenville Police Department at 252-329-4355.

Greenville Utilities – Report burned out streetlights. Each street pole has a barcode with a 5-digit number at about eye-level. Provide this number to aid with a quick response. These can also be submitted via City Compass or by calling 252-551-1567

Animal Control – Report loose animals, abuse, neglect, etc. – 252-329-4387