

Teakwood Green Homeowners Association

RULES AND REGULATIONS

Updated May 2016

In addition to the recorded Covenants for Teakwood Green Homeowners Association, the following rules will begin to be enforced effective August 2015.

1. To maintain proper appearance of the neighborhood:
 - a. Homes and fences shall be kept free of mold and mildew by pressure washing or cleaning when needed or notified by the HOA.
 - b. All shrubs, cultivated vines, living plants, etc. shall be maintained in a pruned, not overgrown, manner. Dead shrubs, vines, and weeds shall be removed from the property.
 - c. All lots shall be properly maintained, keeping lawns cut (not to exceed 6") and weeds removed. Lawns should remain free of debris and rubbish. In addition, no trash or debris shall be burned on the property.
 - d. The ditch and area between the sidewalk and road is each owner's responsibility. These must be properly maintained along with the lawns.
 - e. Trash, garbage, or other waste shall be kept in sanitary containers beside the garage door, side yard, or back yard, except on trash pickup days.
2. Only dogs, cats, and other household pets may be kept on the premises and are not to exceed two (2) per household. All pet owners are required to clean up after their pets - it should be disposed of in a plastic trash bag and thrown in a garbage can. Any pet outside must be within a fenced area or controlled by a leash. Not complying with these directions is a violation of the Pitt County Canine Control Ordinance. Any excess animal noise and/or any at-large animals should be reported to the Pitt County Animal Control Office at 252-902-1725 for immediate attention. Complaints may also be made to Russell Property Management in writing/email with as much detail as possible. Minimum information needed to issue a violation is as follows: address the pet/owner reside in, date/time of occurrence, and description. Without the proper information Teakwood Green HOA can and will not respond to pet complaints.
3. Plan approval: No construction, improvements, or modifications to the exterior of the building and the landscaping of the property, may be done without PRIOR approval of the Board of Directors. Requests must meet the requirements listed in the Covenants and must be submitted in writing to Russell Property Management, 106 Regency Blvd., Greenville, NC 27834 or by e-mail at hoamanager@russellpm.com
 - A. A detailed **landscaping** plan must be submitted, and must include:
 1. A minimum of two (2) trees at least 6 feet in height to be planted in the front yard area and native or regionally appropriate grass, vegetation or shrubbery.

- B. Above ground **pools** shall be located in the backyard and require approval by the Board of Directors. All pools shall have decking and enclosures of wood and shrubbery.
 - C. All **fence** material must be wood, brick, or PVC, of a height not to exceed 6 feet. Chain link fencing is prohibited. All fences must be in the rear or side yard of the home. All fences must receive Board approval.
4. Satellite dishes are permitted behind the front corner of the home on a pole attached to the structure or in rear yard ONLY.
 5. Mailboxes must be white.
 6. Fires are prohibited throughout the Association unless contained in a Board approved fire pit and are at least 10 feet away from any structure. Board approved fire pit would be one that is manufactured and purchased.
 7. No trucks tractors or trailers, with the exception of up to 3/4 ton pickup trucks for personal use, may be parked upon the premises. Any boat, trailer, mobile home, camper, or recreational vehicle may ONLY be parked on a driveway or inside a garage. No vehicle of any kind may be parked on the grass for more than 24 hours.
 8. Junk vehicles are prohibited from the property. All vehicles are required to maintain a current State inspection. All vehicles with current registration and inspection must also remain in proper running order including keeping tires inflated.
 9. No vehicle is allowed to be used as storage. This is defined as being parked in any spot (more than 30 days) with household, personal goods, or commercial supplies/materials that are clearly visible and would prevent passenger access and or driver/visibility. This would include excessive or unsightly items in the bed of a pickup truck.
 10. No bicycle or skateboard ramps or the like are allowed without written approval from the Board of Directors. Other recreational structures must be located behind the home and not visible from the street.
 11. One sign is permitted on the property and can remain for no more than 30 days. No yard or lawn ornament shall be permanently placed on any property except in the back lawn area.
 12. Owners and their guests shall refrain from playing loud music from any source as to not disturb any other residents.
 13. No commercial businesses may be operated from any lot or residence. All lots should be used for residential purposes only.

14. Holiday decorations may be displayed four weeks prior to the holiday and must be removed no later than two weeks after the holiday. Outdoor lights, including but not limited to decorative lights and garage lights, must be clear or yellow in color.

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