

GREENBELT TOWNHOMES ASSOCIATION, INC.

RULES & REGULATIONS

Section 1, Article VIII of the Greenbelt Homeowners Association Bylaws gives the Board of Directors the power to “adopt and publish Rules and Regulations governing the use of the common area and facilities and the personal conduct of the members and their guest thereon, and to establish penalties for the infraction thereof.”

- All exterior changes to the unit must have Board approval before work begins.
- Excessive noise, especially at night could be a nuisance to your neighbors. Please be considerate of your neighbors.
- Do not build or place swing sets, tree houses or other large playground equipment on your patio or common area.
- Do not use patios, garbage bins or common property as storage areas for appliances, building material, cardboard/paper, etc.
- Do not accumulate trash, debris, rocks, etc. in an unsightly or hazardous manner in garbage bins, patios, or anywhere on personal or common property. Do not allow newspapers to accumulate or leave trash/recycling bins out except on pick up days.
Minimum fine \$25.00 for each offense plus cost of cleanup.
- Clotheslines are not permitted.
- Do not mount television antennas or satellite dishes on the roof of any building or drill holes for wiring to be passed through any roof. The Association is not responsible for any damage resulting from the violation of this rule.
- Do not mount television antennas or satellite dishes on the siding of any building or drill holes for wiring to be passed through the siding, without first obtaining board approval.
- Any damage resulting from mounting television antennas or satellite dishes to the siding, balconies, or any other exterior area, or passing any wiring through the exterior, is the responsibility of the homeowner. Also, the Association isn't responsible for damage to television antennas, satellite dishes, or wiring that is incurred in the course of exterior maintenance.
- Only proper window treatments are allowed. No bed sheets, etc.
- Do not place wood, straw or any other materials against siding.

- Do not stack firewood in front or on the sides of your unit. Do not stack it closer than five (5) feet from the siding.
- Do not allow pets to become a nuisance, which includes defecation on common property (including natural areas), destroying property, scaring people (especially young children), getting in garbage bins, excessive barking and chasing wildlife.
Minimum fine \$25.00 for each offense plus costs to repair property.
- Do not play destructively on grass or natural areas. This includes excessive foot traffic that results in damage to grass, trees, and shrubs.
Minimum fine \$25.00 for each offense plus costs to repair property.
- Do not throw rocks, shoot firearms, or engage in any activity that may result in damage to Greenbelt or personal property, or may represent a hazardous situation to anyone.
- Do not plant trees, shrubs, flowers, etc., on common area that are unsightly, dangerous, prove difficult to maintain, may potentially result in damage to structures, or inhibit access to trash bins, water meters, etc. Gardens are not allowed on common property. All gardens on personal property shall be well tended, weeded and may not interfere with Greenbelt grounds keeping activities. Please submit an Architectural Request before making any major changes.
- No signs/posters are allowed on Greenbelt property without Board approval. For Sale/Rent signs will be allowed without Board approval provided it is placed in front of the unit.
- Only **one** For Sale or For Rent sign will be allowed per unit. Any signs placed in other common areas will be removed.

PARKING AND TOWING

All vehicles parked on the Greenbelt property MUST be in operating condition both legally and mechanically. That is, they must carry current license plates and inspection stickers, not have fiat tires, etc. Any vehicle not in operating condition or in violation of inspection or registration requirements will be towed in 24 – hours at the owner’s expense.

For the convenience of residents, two (2) parking spaces have been allocated for each residential unit. Residents and their guests may park only in the spaces assigned to the unit or in unmarked spaces.

Parking is NOT allowed on the grass, in medians, along throughways, at curbs, in “No Parking” zones or double-parked (one car behind another) that in any way blocks other resident’s access

to their space. Any vehicle parked in violation of these rules will be towed at the Owner's expense.

- Do not leave disassembled automobiles or auto parts anywhere.
Minimum fine \$25.00 plus removal cost.
- Do not park trailers, campers, and unlicensed or non-working vehicles on Greenbelt property or patios. Trailers may be stored in the parking lot at the (closed) pool/tennis court property.
- Do not park or drive motorized vehicles or trailers on the grass or natural areas.
Minimum fine \$25.00 for each offense plus cost of towing.
- Do not park in any manner that would obstruct traffic flow in and around cul-de-sacs or block mailboxes. This is especially important so as not to impede emergency vehicles. Do not park in the designated spaces of others.
Minimum fine \$25.00 for each offense plus cost of towing.

The Board of Directors will take action on all such matters and levy fines as required. In many circumstances, particularly involving first or minor offense, a call or letter from the Board of Directors may precede any fine. The Board primarily intends to levy fines when all other measures fail.

The Board of Directors
GREENBELT TOWNHOMES ASSOCIATION, INC.
c/o VPJ Enterprises
PO Box 97427, Raleigh, North Carolina 27624
919-870-0337
info@vpjhoa.com