

Alamosa Place HOA

Rules and Regulations

April 2022

Residential Purposes: All lots shall be used for residential purposes only.

Architectural: All exterior alterations must be submitted in writing to the Architectural Review Committee, for approval. Exterior alterations include but are not limited to additions, outbuildings, i.e. utility sheds, storage buildings, garages, walls, fences, and painting or repainting exterior surfaces. If you have already added on or constructed any of these structures, please submit a request for approval immediately. You may be required to modify or remove any structure not approved. All driveways shall be paved with asphalt or concrete. No more than 2350 sq ft of impervious structures on a lot.

Commercial trade or activity: You may not run a store front business out of your home.

Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may become an annoyance or nuisance to the neighborhood.

Lot Maintenance: All buildings, structures and their appurtenances shall be maintained in a suitable state of repairs. Structures should be cleaned periodically and free from unsightly dirt or mildew. All yards must be properly maintained. In the event they are not, the Association may correct the situation at the owner's expense. Examples: lawn cut, edged, house siding clean, and mailboxes maintained.

Yard storage: Objects not permitted in front yard or street view include but are not limited to play furniture, swing sets, toys, any tools or equipment and similar type items. If these items can be placed in backyards where they are not offensive to neighbors, they will be permitted. Storage of any item must not be seen from the street.

Structures: No mobile homes (including doublewide) tent, shack, garage apartment, barn, or any other similar structure, temporary or permanent, are allowed on any lot.

Pets: No animals, other than domesticated dogs, cats or other household pets may be kept or housed on any lot. No pets may be kept, bred, or maintained for commercial purposes. All pets shall be leashed or fenced. Any housing or shelter must be approved by the Association.

Signs: No signs of any type except for "For Rent" or "For Sale", which may not exceed six (6) square feet in size, may be displayed on any lot.

Vehicles: No boat, motorboat, camper, trailer, school bus, motor home, truck rated over ¾ ton, or other similar vehicle shall be permitted on any lot unless written permission is first obtained

or unless it is properly stored in an enclosed area not visible from the street. No inoperative junk cars and like eyesores are allowed.

Drainage Ditches: Owners of lots with drainage ditches agree to maintain these ditches. This includes taking steps to prevent unwanted erosion materials from entering the system and not allowing anything other than grass to grow in these areas.

As a homeowner in Alamosa Place, an agreement was made to abide by these covenants and restrictions upon the purchase of your home. Violations of these rules include fines, possible legal action and correction of violations at the owner's expense.

Fine Schedule: NC HOA law allows fines of up to \$100 per day for every day the violation occurs. A hearing with the HOA board of directors will commence before any fines are administered.

Our goal is to help address community issues and not to become the community police. Please take the time to review the covenants and restrictions for Alamosa Place. This will help reduce some of the minor violations typically reported.

A copy of the declaration of covenants, conditions and restrictions should have been supplied to you at the time you purchased your home but may be obtained from the Alamosa Place Web Site at www.archwaymgmt.com. Please contact the management company with questions or concerns.