

# VILLAGE SQUARE HOA RULES AND REGULATIONS 02/12/2018

**COMMON AREA** - common area is not for personal use unless so designated.

**FRONT PORCHES AND PATIOS** – Clothing, rugs or other objects must not be hung or attached to any wall or railing. Clotheslines may not be installed. Plants must have drip pans to prevent rotting of porches. All patios and porches must be kept in a neat and orderly fashion, any overgrown plants, grass, shrubs, trees, etc. No household furniture or trash can be stored on porches or patios. This will be subjected to fines.

**EXTERIOR CHANGES/ADDITIONS TO BUILDING/GROUNDS** – according to the Bylaws for Village Square Homeowners Association, any exterior building additions, alterations, or changes without the express permission of the Board of Directors is prohibited. Violators may be required to restore the building or grounds to its original state at their expense.

**GABAGE BAGS & TRASH** – Trash pickup date is Tuesday; containers are to be return to storage area by Wednesday evening. All households refuse **MUST** be placed in plastic bags with the tops tied and placed inside the trash container for pickup. If trash container is full, never place bags outside the trash container. All boxes must be broken down and placed inside the trash container. Trash containers need to behind your unit outside storage. **USED FURNITURE AND APPLIANCES MUST NOT BE PLACED AT THE ROAD, UNLESS YOU HAVE ARRANGED FOR PICK UP WITHIN 48 HOURS.** You will be charged hauling fees and fined if need be. Bulky items, such as appliances and furniture, are collected at no additional charge as part of your regular trash service **by appointment only**. Call the Office of Solid Waste Management at 910.341.7875 to schedule an appointment. Items should be placed in the right of way **only after an appointment is made**.

**GRILLS** - Grilling on any front porch or within ten feet of the building is prohibited by NC State Law as well as the Association. If grilling on a front porch or storing of a grill is observed, the appropriate authorities should be immediately be contacted, and a fine will be given for each day. Grills are allowed on patios in a healthy well-kept manner. No flammable fluids, materials or chemicals are to be stored on the premises except those used for household activities.

**STORM DOORS** – All storm doors must have white trim and may have either a solid glass panel or part glass and remainder screen. The board of Directors prior to installation must approve all other exterior doors.

**WINDOW BLINDS & SCREENS** – Window blinds must be in good repair with either mini or plantation style. All window screens must be replaced if any signs of a broken or bent frame including screens that are torn.

**OCCUPANCY OF A UNIT** – Based on the Ordinances of New Hanover County, not more than three unrelated individuals may reside within a unit. In no case is unit occupancy to exceed four residents.

**GUESTS** – Guest are at all times the responsibility of the owner/occupant/resident being visited. Use of the common facilities (i.e. pool & parking) is permitted with the understanding that the owner/occupant/resident assures the Rule and Regulations governing the Association are upheld by the guest(s). It is necessary for the owner/occupant/resident to accompany the guest(s) when the pool facilities are being used.

**NOISE** – Excessive noise is not permitted at any time and in particular after 11:00 PM. Any noise that creates a disturbance for any owner/occupant/resident, regardless of its source, may be deemed excessive. This definition includes, but is not limited to stereos, televisions, pets, voices, children, and musical instruments. Please remember that in duplex situation walls are not sound proof.

**PARKING** – Each unit has two assigned spaces. Other owner/occupant/resident parking and guest parking is the responsibility of that owner/occupant/resident. No campers, unlicensed, un-inspected, abandoned or oversize

vehicles (over one half ton) are allowed in any parking area. Boats and trailers are allowed, but no more than 48 hours at a time. All vehicles must fit in designated parking spaces on a straight angle with no overhangs. Repairing vehicles are allowed with in the same day, with no stains to be left behind. There is to be no parking on the grass what so ever, (two tires are declared as parking on the grass). **VIOLATORS WILL HAVE THEIR VEHICLES TOWED AT THEIR OWNERS EXPENSE.** (Earl's Towing Company 910-254-0220)

**Signs:** No signs shall be permitted on any lot or unit or in the common areas and facilities except for "For Sale" or "For Rent". One sign may be placed inside one of the the unit windows.

**PETS-** Pets are permitted at Village Square under the following conditions only:

- Within the confines of owner's quarters. This includes cats.
- Then outside, pet must be on a leash at all times.
- Pets are not allowed in pool area at any time.
- Owner is responsible for removing all pet droppings or there will be an immediate fine starting at \$50.00 and based on the fine schedule.
- Owner shall accept full responsibility for damages done by pet and enforcement shall be according to By Laws

**SKATEBOARDING** – Skateboarding is not allowed on the property. There will be an immediate fine starting at \$50.00 and based on the fine schedule enclosed.

**BICYCLES RIDING** – Is not permitted on the road or in-between cars. If caught riding bikes on road or between parked care the owner/occupant/resident of the child or guest of the child is responsible for any damages to the parked cars. There will be an immediate fine starting at \$50.00 and based on the fine schedule enclosed.

**STREET PLAYING** – There will be no playing in the street this includes child play, ball of any kind or Frisbee. Note that we do have a confined park area for this.

**BASKETBALL HOOPS** – Basketball hoops are strictly not allowed on the Village Square property. There will be an immediate fine starting at \$50.00 and based on the fine schedule enclosed.

**RULES AND REGULATIONS** – Owners, residents, or agents must give a copy of the Rules and Regulations to their tenants and should make those Rules and Regulations part of any lease.

**HOLIDAY DECORATIONS-** Tasteful decorations can be displayed a month before and three weeks after the holiday/events. Any decorations attached to the buildings must be temporary. No nails, screws, or attaching devices that leaves any damage to the unit are to be used.

**RESPONSIBILITY** – Each owner is required to carry insurance coverage as defined in the Association Documents.

**Short Term Rentals Prohibited:** Rentals of less than 30 days are considered both a nuisance and a non-residential use. Renting a unit or offering one for rent on such terms is a violation each day it persists.

**FINE SCHEDULE:**

- 1<sup>st</sup> – Violation Warning**
- 2<sup>nd</sup> - \$50.00 Fine**
- 3<sup>rd</sup> - \$75.00 Fine**
- 4<sup>th</sup> - \$100.00 Fine**
- \$100.00 each additional day until compliance**

Please note however that it is NOT the wish of the HOA to fine owners or residents, but rather to gain compliance of the community guidelines. Thank you in advance for your cooperation. **THESE RULES AND REGULATIONS ADOPTED BY THE BOARD OF DIRECTORS FOR VILLAGE SQUARE HOMEOWNERS ASSOCIATION THIS THE 12TH DAY OF FEBRUARY 2018.**