

# PLANTERS WALK HOMEOWNERS ASSOCIATION, INC.

## RULES AND REGULATIONS

**Architectural:** No dwelling, wall or other structure shall be commenced, erected, or maintained upon any lot without approval in writing by the Board of Directors or Architectural Control Committee. All requests for exterior additions or alterations must be submitted in writing and approved by the Board of Directors or the Architectural Control Committee. Exterior alterations include but are not limited to additions, storage buildings, garages, walls, fences, swimming pools, and painting/repainting exterior surfaces.

All services utilities, fuel tanks, clothes lines, and wood piles should be enclosed within a wall or plant screen approved by the Board of Directors to preclude from causing an unsightly view.

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

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

**Lot Maintenance:** All yards must be properly maintained. In the event any lot owner fails to keep the premises free of weeds, underbrush or refuse piles, or unsightly growth or objects, the Association may correct the situation at the owner's expense. Dead, dying, and fallen trees shall be removed in a timely manner. Refrain from driving on yards when the ground is wet. Homeowners are responsible to remedy any damage done to lawns by vehicles in a timely manner.\*

Owners of unimproved lots shall maintain the shoulder and keep it mowed and shall bush hog the entire lot as needed to keep weeds down. Cleared lots shall also be properly maintained.

Objects not permitted in front yards for extended periods of time include but are not limited to play furniture, swing sets, toys, and similar type items. If these items can be placed in backyards where they are not offensive to neighbors, they will be permitted. Basketball goals are permitted. Type and location must be approved by the Board of Directors.

**Garbage/Trash:** All garbage/trash shall be kept in containers and stored in garages or backyards concealed from view except on garbage collection days when container shall be placed out to street/on driveway for collection. Containers are to be brought in and placed out of view on the same day as collection.

**Structures:** No trailer, basement, tent, shack, garage, barn, or other outbuilding (temporary or permanent) shall be used on any lot.

**Vehicles:** No boat, motorboat, camper, trailer, motor, or motor home, tractor-trailer, or similar type vehicle shall be permitted to remain on any lot or on any side street without written consent of the Association.

No inoperable vehicle or vehicle without current registration/insurance is permitted unless stored in a closed garage so as not to be visible.

Extended parking in the street and overnight parking for any vehicle is prohibited unless approved by the Board.\* No parking in any grassed or unpaved areas with the exception of the five (5) short driveways that face Putnam Drive. Permission given by Board for one (1) vehicle to run south to north.\*

**Speed Limit:** Drivers are to drive cautiously on all roads throughout the community and obey the speed limit of 25 miles per hour.

**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 properly leashed and personally escorted. Owners of pets shall be required to clean up after and remove all litter. Owners shall ensure the pet does not urinate on any plantings. Any damage caused by pets will be the responsibility of the pet owner.

**Window Coverings:** All drapes, curtains, or other similar materials hung at windows visible from the outside shall be of a white or neutral background material.

**Exterior Lights:** All light bulbs or other lights installed in any fixture located on the exterior shall be clear, white, or non-frost lights or bulbs.

**Signs:** "FOR SALE" signs and other signs shall be permitted with the written permission of the Board of Directors. No signage is permitted along the portion of Ogden Business Lane that belongs to Planters Walk.\*

**Storm Drains:** Storm drains are to be kept clean and free of debris. These are for run-off water and if not kept clean will/can clog the drainage pipes. \*

**Any violation of the Rules and Regulations shall subject the Homeowner to Fines. The frequency and amount will be determined by the Board of Directors, but not to exceed \$50.00 per day or occurrence subject to N.C. State Statute.**

**\*Rules and Regulations amended 2015 by Planters Walk Homeowners Board of Directors**