

# Flagmarsh Hills HOA Rules

## When in violation of the HOA agreement, the following fees will be implemented:

1. **First Notice:** If a violation of FlagMarsh Hill's HOA rule is observed, a 30-day notice will be issued to the owner/tenant, requesting that the issue be addressed within that timeframe.
2. **Second Notice:** If the violation is not corrected within 30 days, a \$50.00 fine will be imposed.
3. **Third Notice:** If the violation persists, an additional fine of \$100 will be charged.
4. **Ongoing Violations:** Beyond the third notice, a recurring fine of \$100 per day will be charged until the violation is resolved. These fines will be billed to the owner/tenant.

## Rules:

1. **Residential Purpose Only:** No lot shall be used except for single-family residential purposes.
2. **Business or Commercial Use:** No commercial use. The purpose herein described shall be used for residential purposes only and no business or commercial enterprise may be carried on upon the premises.
3. **Barns, Sheds, or Outdoor Building:** No building shall be located on any residential building plot nearer to any lot line than shown on the recorded plat. No building shall be nearer than 10 feet to any side lot line.
  - a. **Trampolines:** Trampolines must be placed following the setback requirements and cannot be located closer than 10 feet to any side property line. Trampolines must also be securely enclosed or fenced in the backyard to ensure safety and to prevent accidents.
  - b. **Pools:** Pools must comply with all local safety and fencing regulations and should be at least 10 feet from any side property line. Pools should be enclosed by a fence or placed in the backyard to ensure neighborhood aesthetics.
4. **Nuisance and Supervision Rules:** No noxious or offensive trade or activity shall be permitted on the property that may become, an annoyance or nuisance to the neighborhood.
  - a. Children should ALWAYS be supervised and refrain from entering neighboring yards without the owner's permission.
  - b. **Quiet Time:** Monday through Friday (9pm – 7am) & Saturday (12am – 8am)
  - c. **Children at Play:** Children must be supervised by an adult while playing in common areas and on the property to ensure their safety and compliance with neighborhood rules.
    - i. **Designated Play Areas:** Children should use designated play areas, such as playgrounds or yards, and avoid playing in areas that may obstruct driveways, sidewalks, and/or neighbor's properties.
    - ii. **Noise Levels:** To minimize disturbances, children should keep noise levels reasonable, especially during early morning and late evening hours.

- iii. **Property Respect:** Children are not allowed to trespass or run through or behind private properties without the owner's explicit permission. They should respect property boundaries and avoid crossing into neighboring yards. They should also avoid damaging lawns, gardens, or other property features.
  - iv. **Clean-Up:** After playing, children should pick up all toys and equipment and leave the play area clean and free of debris to maintain the property's appearance and prevent accidents.
- 5. **Outdoor Pets:** Each household is allowed No more than two domesticated dogs or cats to be kept outside. Pets must be kept inside a fence and are NOT allow to be staked into the ground. Any dog pen, barn, or fenced area housing an animal must be closer to the animal owners dwelling than to any adjoining dwelling. Pets cannot roam free; they must be leashed if not fenced in. Owners must "scoop the poop" and dispose of the waste properly. Pets must be non-aggressive, not kept or used for breeding, or maintained for any commercial purposes.
- 6. **PARKING ON THE GRASS and Vehicle Regulations:** Vehicles or trailers must be parked on the concrete driveway, if necessary, on the grass beside the driveway or on the street. Vehicles are not allowed to be parked in the front yard or at your front door. Any vehicle or trailer required to have a current license shall not be kept on any property for more than ten days without a valid license plate.
  - a. **Temporary Exceptions for Gatherings:** During family gatherings or events with guests, temporary parking on the grass beside the driveway may be permitted. However, vehicles must be promptly moved back to the concrete driveway or street once the event concludes to maintain the property's appearance.
    - i. **Restrictions:** Vehicles must not be parked on the neighboring property, including any front edge, corner, or middle sections of neighboring lawns. Tenants and owners are also prohibited from driving across other grass areas or private properties to avoid damage and ensure respect for neighbors
- 7. **Vehicle Traffic in the Neighborhood:** The maximum speed limit for all vehicles driving through the neighborhood is 25 mph. Drivers must adhere to this limit to ensure safety for pedestrians and other residents.
  - a. **Parking Restrictions:** Vehicles must not block driveways, sidewalks, or any access points.
  - b. **Noise and Engine Idling:** Drivers should minimize noise and avoid excessive idling of vehicle engines to reduce disturbances.
- 8. **Vehicle Maintenance and Condition:**
  - a. **Vehicle Maintenance:** Minor vehicle maintenance, such as oil changes or tire changes, may be conducted on the property, but it must be done in a manner that does not create a mess or disturb neighbors. All maintenance must be completed within 24 hours.
  - b. **Operating Condition:** All vehicles parked on the property must be in good working order at all times. Vehicles should be operational and not left in a state of disrepair. Any major repairs or extended maintenance must be performed off-site.

9. **Lawn and Exterior Maintenance:** Grass, edging, and vegetation must be maintained. Vegetation and weeds over 8 inches high are in violation. The exterior of homes must remain clean and maintained. This includes pressure washing exteriors when needed.
  - a. **Exterior Cleanliness:** The exterior of homes must be kept clean and well-maintained. This includes regularly removing dirt, debris, and stains.
  - b. **Pressure Washing:** Homes should be pressure-washed as needed to maintain the appearance of the exterior surfaces. This includes siding, driveways, walkways, and any other exterior surfaces that accumulate grime or stains.
  - c. **Compliance and Enforcement:** Failure to maintain these standards may result in a notice of violation and potential fines. Regular inspections will be conducted to ensure compliance with these maintenance requirements.
10. **Trash and Recycling Management:** All trash and recycling cans must be stored inside a fenced area, a garage, or on the side of the home. They must also be moved from the road within 24 hours of city pickup.
  - a. **Trash Spills and Accidents:** In the event of a trash spill or accident, any spilled waste must be cleaned up immediately. This includes picking up litter and ensuring that no trash remains on sidewalks, driveways, or in neighboring yards.
  - b. **Grass and Yard Maintenance:** When mowing or trimming, any grass clippings must be blown or swept back into your yard or properly disposed of. Do not leave clippings or debris on sidewalks or in neighboring yards.
  - c. **Broken Glass:** Any broken glass or sharp objects must be carefully cleaned up and properly disposed of to prevent injury. Avoid leaving such items in common areas or on the property where they may pose a risk.
  - d. **Common Areas:** All common areas, including sidewalks, parks, and shared spaces, must be kept clean and free of trash or debris. Residents are responsible for picking up litter and ensuring that these areas remain tidy.
11. **Moving Out Procedures:** Renters/Owners moving out must ensure that all trash and unwanted items are properly disposed of before leaving. Large items such as furniture or appliances should be scheduled for pickup or taken to a designated disposal facility. Trash should not be left on the curb or in common areas. All items should be removed from the property and disposed of by local regulations.
12. **Window Air Conditioning Units:** Window AC units are not to be visible from the front or sides of the home.
  - a. **Compliance:** This rule helps maintain the aesthetic uniformity of the neighborhood. Homeowners are responsible for ensuring that any visible AC units are properly screened or hidden following these guidelines.
  - b. **Window Coverings:** All window coverings, including blinds, curtains, and drapes, must be well-maintained and aesthetically pleasing from both the interior and exterior of the home. The use of temporary coverings such as sheets, blankets, or other non-standard materials is prohibited.
13. **Exterior:** Nets used over garage doors, windows, or doors should only be visible while in use and taken down when not being used. Furniture on the exterior of the home must be "exterior furniture." Couches and household furniture are not allowed on the exterior of homes.

- a. **Play Equipment:**
  - i. **Basketball goals** may not be used on streets; they must always be contained in owners driveways.
  - ii. Any other play equipment, such as **swing sets, trampolines, or similar items**, must also be located within the personal yard. These items should not obstruct sidewalks, driveways, or any part of the street.
- 14. All homeowners and tenants must comply with all city ordinances. Any ordinance violated is subject to fines. City of Rocky Mount ordinances include, but not limited to:
  - a. No Speeding on streets
  - b. No 4-wheeled, non-licensed vehicles on streets (4-wheelers, motorbikes, etc.)
  - c. Fireworks are not allowed in city limits

All questions, requests, or concerns **MUST** be in writing or via email.