

Park Place HOA Rules and Regulations

Balconies, Decks & Patios-Only outdoor porch furniture is allowed. Emergency access shall not be blocked or affected by personal property. No personal property shall be on stairs or walkways. Nothing is to hang or be attached to any wall or railing. Plants must have drip pans. No indoor carpeting or oversized doormats are allowed.

Bike Storage- Bicycles shall not be stored on the front balcony or patio. Bicycles shall only be stored on the back deck or patio.

Bird Feeders-Only hummingbird feeders are allowed. No seed feeders are permitted.

Common Area-is not for personal use unless so designated.

Exterior Changes/Additions to either buildings or grounds-Per Section 9-D of the Park Place Homeowners Association Bylaws, any exterior building change or addition without the express pre-approval of the Board of Directors is prohibited. Violators may be required to restore the building or grounds to its original state at their expense.

Garbage bags & Trash-all household refuse MUST be placed in plastic bags with the tops tied and placed inside a trash container for pickup. If a container is full, go to another dumpster on site. All boxes are to be broken down and placed inside the container. **USED FURNITURE AND APPLIANCES MUST NOT BE PLACED AT THE CONTAINER.** You may be charged hauling fees. No littering allowed (includes cigarette butts).

Grills-grilling on any deck or within ten feet of a building is prohibited by NC State Law as well as the Association. No flammable fluids, materials or chemicals are to be stored on the premises except those used for household activities.

Guests-guests are at all times the responsibility of the owner/occupant/resident being visited. Use of the common facilities (i.e. pool, clubhouse & parking) is permitted if all Association rules/regulations are followed. Guests must be accompanied by their hosts when common areas are being used.

Keys-Keys should be furnished to the Association (Management) for use in accessing a unit in the event of an emergency or other scheduled maintenance duties. If the Association does not have a unit key at the time of an emergency, the fine will be any and all expenses incurred by forced entry.

Noise-excessive noise is not permitted at any time (designated quiet time is 11 PM through 7 AM). Excessive noise is defined as (but is not limited to) stereos, TVs, pets, voices, children, and musical instruments. Please remember that in our situation, ceilings, floors and walls are not sound proof.

Occupancy of a Unit-is limited by the Ordinances of New Hanover County to not more than three unrelated individuals per unit, and in no case is unit occupancy to exceed four residents.

Parking-Each unit has one assigned space. Your primary vehicle shall park in the assigned space and not unnecessarily take up visitor spaces. Any vehicle weighing more than 2 tons must be parked in the overflow area. No tractors, boats, trailers, campers, unlicensed, abandoned, or inoperable vehicles are allowed in any parking area. There is no parking on grass. More than one visitor at the same time to a unit will require parking in the overflow area. **VIOLATORS WILL HAVE THEIR VEHICLES TOWED AT THEIR EXPENSE.**

PETS-are permitted under the following conditions:

- Within the confines of the owner’s unit. This includes cats.
- Owner shall accept full responsibility for damage done by pet and enforcement shall be according to the Association Bylaws.
- When outside, pets must be on a leash at all times per New Hanover County ordinances. Violators shall be reported to New Hanover County Animal Services.
- Pet waste must be cleaned up per City of Wilmington ordinances. Bags must be carried at all times. Violators shall be reported to City of Wilmington Code Compliance.

Responsibility-Damage done to any unit by certain defective equipment (including, but not limited to, HVAC, washing machines, hot water heaters, and frozen pipes) is the responsibility of the unit owner causing the damage. Residents should immediately report incidents of this nature and any damages encountered to Association management.

Rules & Regulations-owners, residents, lessors or brokers must give a copy of the Rules & Regulations to their tenants and should make the same part of any lease.

Signs-are not permitted in any unit or on any part of the common area. This includes “For Sale” and “For Rent” signs, plaques, posters, or flags.

Skateboards- neither skateboarding or skates are allowed on the property.

Storm doors- each must have bronze-tone or brown trim and may have either a solid glass panel or part glass and remainder screen. All other exterior doors must be pre-approved by the Board of Directors. Doors must be fully operational at all times.

TV & Satellite Dish-Bylaws require pre-approval by the Board of Directors for installing TV antennae or other objects such as related wiring.

Vehicle Maintenance- no washing or repairs of vehicles is permitted on the premises.

Window/Door Coverings- shall have off-white venetian blinds or off-white materials showing to the exterior. Window blind slats must be two inches for any replaced after 1/1/2017. No shutters or shades are permitted. No items permitted in or on windows that can be seen from outside. Windows, blinds and screens shall be fully operational at all times.

Park Place Homeowners Association Fine Policy:

- 1st Violation- Written warning
- 2nd Violation- Hearing notice with a potential \$25 fine
- 3rd Violation- Written notice and \$50 fine
- 4th Violation- Written notice and \$75 fine
- 5th Violation- Written notice and \$100 fine
- Subsequent- to be determined by adjudicatory panel

Change History

Version	Date	Author	Comments
A	9/15/2016	Board of Directors for Park Place HOA	Original Document
B	August 2017	Board of Directors for Park Place HOA	Revisions
C	June 2020	Board of Directors for Park Place HOA	Revisions