



## Regency Square Townhouses

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### **Board of Directors:**

Jeff Watkins, President

Bob Vogt, Vice President

Gray Floars, Treasurer/Secretary

Katelyn Wigley

Jim Peers

### **HOA Monthly Dues: \$88.00**

10% late fee if received after the 15<sup>th</sup> of the month

Please deposit dues in the Black Mailbox outside of unit

3434 or mail to:

Amy Jeffrey, Property Manager

3434 Regency Dr.

Wilmington NC 28412

910-262-5211

[Regsqhoa@gmail.com](mailto:Regsqhoa@gmail.com)



## **Additional Information**

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Regency Square is responsible for mowing each unit's front lawn and the shared common areas. On an as needed basis, the landscape company will prune trees and common area bushes, maintain the retention pond and apply pre-emergent applications on the lawns. Our current landscape company is:

### **CAPE FEAR LANDSCAPING**

The Regency Square Property Manager will serve as the liaison between the neighborhood and the landscape company. Please direct any concerns to that individual.



## Rules and Regulations



1. The walkways in front of the Townhouses run the entranceways to the Townhouses shall not be obstructed or used for any purpose other than ingress and egress from the Townhouses.
2. No exterior of any Townhouse shall be decorated by any owner in any manner without prior consent of the Board of Directors.
3. No boats, trailers, bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common area5.
4. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the Townhouses in the development or do or permit anything to be done which will interfere with the rights, comfort or convenience of the other owners.
5. Each owner shall keep his Townhouse unit in a good state of preservation and cleanliness.
6. No awnings, window guards and ventilators shall be used in or about the buildings except such as shall have been approved by the Board of Directors.



## Rules and Regulations



7. All garbage and refuse from the Townhouses shall be deposited with care, in garbage containers intended for such purpose and only placed at the curb during normal collection hours.
8. The owner shall indemnify the Board of Directors and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the development.
9. Nothing shall be altered or constructed in or removed from the General Common Area or Elements, except upon the written consent of the Board of Directors.
10. The agents of the Board of Directors and any contractor or workman authorized by the Board of Directors may enter any room or unit in the building any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pest.



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11. No vehicle belonging to an owner or to a member of the family or guest, tenant, or employee of an owner shall be parked in such manner as to impede or present ready access to another owner's unit. The owners, their employees, servants, agents, visitor, licensees, and the owner's family will obey the parking regulations posted on the public streets and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners. Each Townhouse lot shall have at least two parking spaces.

12. No owner shall do any painting of the exterior of the Townhouses without the written consent of the Board of Directors.

13. Any owner wishing to plant flowers, trees or shrubs outside of his lot area must obtain written permission from the Board of Directors before doing so.

14. Any damage to any building, recreational facility, if any, or other common areas or equipment caused by a unit owner's children or guests shall be repaired at the expense Of that unit owner.

15. Any consent or approval given under these Community Rules by the Board of Directors shall be revocable at any time.



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16. These Community Rules may be added to or repealed at any time by the Board of Directors.

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