



Rules & Regulations

For

Plantation at Vineyard Green

(Revised August 2017)

1. A 25 M.P.H. speed limit within the subdivision shall be adhered to by residents and guests.
2. No vehicles, other than grounds maintenance equipment shall be operated or parked on unimproved areas within Plantation at Vineyard Green. Parking a vehicle on the grass is prohibited.
3. No automobile, motor vehicle, or machine may be dismantled on said property. No mechanically defective automobile or currently unlicensed automobile shall be placed or allowed to remain on said property over ten (10) days. No junked cars shall be placed or allowed to remain on the property.
4. No commercial trucks, with the exception of not more than one full sized commercial pick-up shall be permitted to be parked on the premises except in the course of delivery, pick up, or discharge of a specific commercial duty. No tractor-trailer trucks are to be parked or to stay overnight on the street, in the yard, or in the driveway except moving vans that are conducting business.
5. No structure of a temporary nature, trailer, camper, van, basement, tent or shack shall be erected, placed, used or permitted on the property of residential purposes.

6. Trailers, campers, vans, boats and RV's must be parked in back yards.
7. All fence installations must be approved by the Board of Directors prior to installation. All fences or walls on lots shall be professionally installed and maintained at all times in a structurally sound and attractive manner and in good state of repair. No chain-link fences will be permitted to remain on any lot within the subdivision.
8. Any driveway constructed on any lot shall be constructed of concrete (cement).
9. No outbuildings or storage building shall be erected, placed or allowed to remain on any lot except those which are incidental to residential use, minimum of 12'x12' in size, and are constructed of the same or substantially the same identical materials as the residential dwelling on the lot.
10. No exterior antennae, earth satellite station, microwave dish or other similar improvements may be constructed, placed, maintained or allowed to remain on any lot unless the same is no greater than twenty four (24) inches in diameter and is screened by material approved by the Architectural Control Committee so that it cannot be seen from the street. Satellite dishes on Supreme are excluded because of the woodline.
11. No fuel tanks or similar storage receptacles may be exposed to view and may be installed only within the main dwelling house, within any outbuilding or buried underground or screened so as not to be visible from the public street.
12. No gas meters or gas tanks shall be set in the front or on the side of residence on a lot unless such meter is or an underground type or is screened in a manner approved by the Architectural Control Committee.
13. No signs or billboards shall be place, erected or maintained on any lot, except one sign of not more than five (5) square feet advertising the property for sale or rent.
14. No lot shall be used except for single family residential purposes. No lot shall be used for business manufacturing, or commercial purposes.
15. Each owner shall landscape and maintain their yard in a well- manicured style so as to enhance the appearance of the lot and the Plantation at Vineyard Green subdivision. Each lawn shall be cut to a reasonably short length. Trees, bushes, and shrubs shall be

properly pruned and every effort made to maintain a weed free lawn. Beds, mulch, pine-straw and other ground covers shall be maintained to present a neat appearance.

16. Each lawn shall be maintained free of large quantities of clippings from cut grass. After lawn maintenance, driveways and walkways shall be blow free of clippings and other debris. Lawn clippings shall not be blown into the street. Dumping lawn debris on the common ground is also prohibited.
17. Owners will ensure their homes in The Plantation at Vineyard Green maintain a neat and clean appearance by; bi-annually power/ pressure washing the home and any outbuildings, maintaining the exterior paint on the home, outbuildings and mailbox post, and repairing any missing or loose shutters, mailboxes, gutter or other items visible outside the home.
18. It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly, unhealthy or unkempt condition of buildings on grounds on the property which shall tend to substantially decrease the beauty or usability of the lot or adjoining lots.
19. All lots shall be kept clean and free of garbage, junk, trash, debris and any substance which might contribute to a health hazard to the breeding and inhabitant of snakes, rats, insects or other pest and vermin.
20. No owners shall install any aluminum foil or other reflective substance in any window. Bent, broken or defective blinds should be replaced as soon as possible. Window air-conditioners shall not be installed in any window visible from the street.
21. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
22. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which

look new or nearly new. Any permitted basketball goal is subject to approval and control by the Board of Directors.

23. No noxious, offensive or environmentally unsound activity, conditions of trade shall be carried on or permitted upon the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the community. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activity or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the community by the Owners thereof, except as otherwise specifically permitted therein.
24. Dogs, Cats and other household pets shall be permitted on all lots, provided (1) not more than five (5) pets can be kept and maintained upon any lot, and (2) said pets must be kept properly supervised and under control so as to not cause or create a nuisance or menace to others, and (3) said pets must be kept on the lot of their lot owner and must not be allowed to go upon the property of others or to run free and unrestricted upon the streets of the subdivision property. No livestock or poultry of any kind shall be raised, bred or kept on any lot
25. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made by letter from time to time.
26. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook. The Board of Directors shall be permitted (but not required) to grant relief to one or more residents from specific rules and regulations upon written request and good cause shown, at the discretion of the Board.
27. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

VIOLATIONS

Your board encourages the assistance of all residents in the enforcement of these rules and regulations. Violations should be reported, in writing, to the managing agent, not to the Board. The Board and/or its authorized agents will give notice of the violation to the violating resident(s) and any other appropriate persons. All disagreements will be presented to the Board, which will take appropriate action. Residents are once again reminded that **they are responsible for the conduct and actions of their guests and tenants.**

Violators will be given a notification requesting compliance with the Covenants, Rules and Regulations. Failure to abide by the established Rules and Regulations will result in fines.

We, the Board of Directors, earnestly solicit your cooperation in helping us make The Plantation at Vineyard Green the desirable place to live we all envisioned at the time of purchase. We also ask your involvement in the management of the Association. Please volunteer your services where you feel you can contribute by talking to the appropriate Board member. Let us know how you feel about what we are doing; this is best done by attending the meetings of the Board, the annual meeting, or by personal contact or in writing to the Association Manager. We need your ideas and involvement.