
SOUTH MAIN HOMEOWNERS ASSOCIATION AESTHETIC RULES AND REGULATIONS

These Rules and Regulations are hereby published by the Aesthetics Committee pursuant to Article XIII, Aesthetic Control contained in the Declaration of Covenants and Restrictions for South Main Phases One, Two and Three, said covenants being recorded in the Cumberland County, North Carolina, Registry.

Pursuant to the Declaration of Covenants, the Aesthetics Committee oversees all matters of aesthetics for the South Main subdivision and is empowered by the Covenants to remedy any violations of the Covenants, Aesthetic Rules and Regulations, or the spirit of any of those documents. These Rules and Regulations will be enforced pursuant to Article VI, Section 7 or by any other means allowed by the Covenants.

The Aesthetics Committee hereby publishes these Rules and Regulations which are effective immediately and supersede any previously dated Rules and Regulations. These rules will remain in effect until such time as the Aesthetics Committee shall amend or replace them.

I. Driveways

- i) Driveways must be constructed completely of concrete and no additional colors or patterns may be added. Anything contrary to this provision must have prior board approval.

II. Motor Vehicles

- i) Parking on lawns is prohibited.
- ii) Car and motorcycle covers must be of proper fitting and in good condition. No holes, tears, excessive fading or any other defect shall be allowed.
- iii) No mechanically defective motor vehicle shall be placed or allowed to remain on any residential lot at any time. This includes inoperable vehicles, as well as vehicles with flat tires.
- iv) No automobile, motor vehicle, tow behind trailer, utility trailer, or recreational vehicle (including, but not limited to motor homes, ATVs, boats, or jet skis) shall be parked in an area other than the properly designated and paved driveway, garage, or appropriate shed of any residential lot. Parking of any recreational vehicle, tow behind trailer, or utility trailer is allowed in a lot owner's back yard, so long as it is not visible from the street (with an exception being made for corner lot owners).

III. Fences

- i) Chain link fences are prohibited except when placed around an in ground swimming pool.

- ii) All fences and fencing gates must be properly maintained. Maintenance includes, but is not limited to, replacing broken and warped boards, gate latches and hinges.

IV. Political signs

- i) Political signs are acceptable but must be removed within 3 days after the election.

V. Yard Maintenance

- i) Lawns shall be edged to keep sidewalks, curbs, and driveways free of grass and weeds.
- ii) All yard debris or yard waste shall be properly disposed of and not left on any sidewalk, driveway, or street.

VI. Swimming Pools

- i) Above ground pools will be allowed pursuant to the amended Covenants.
- ii) All swimming pools must be properly maintained and cared for at all times.

VII. Holiday Decorations

- i) All holiday decorations, excluding Christmas decorations, shall be removed within 7 days after the holiday has ended.
- ii) All Christmas decorations must be removed no later than January 15.