

Parkers Grove Rules & Regulations

Rules & Regulations

Managed by:

Little & Young, Inc.

2939 Breezewood Avenue Suite 100 (28303)

PO Box 87209 (28304)

Fayetteville, NC

Phone: 910-484-5400 Fax: 910-484-0132

www.littleandyoung.net

HANDBOOK FOR PARKERS GROVE HOMEOWNERS ASSOCIATION

Introduction: This handbook is provided for the use of the homeowners and tenants at Parkers Grove. It contains many of the policies, rules, and regulations, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find any errors, but if you do, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of the Parkers Grove Homeowners Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by the law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire regime known as Parkers Grove. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

SECTION	HOMES INCLUDED IN SECTION
SECTION 1	ALL HOMES ON BUGLE CALL. 102, 103, 104, 107, 108 NEELY. 102 LOUISE. 199 & 201 GROUSE.
SECTION 2A	ALL HOMES ON POST PLACE. 205, 209, 210, 299, 303, 304, 305, 306, 308, 402, 404, & 406 GROUSE. 101 & 102 FOXHOUND. 103, 106, 107, 108, 110, 111, 113, 201, AND 203 STEEPLECHASE.
SECTION 2B	ALL HOMES ON CORGY & FETLOCK. 205, 206, 209, 301, 302, 303, 304 & 305 Steeplechase. 104, 106, 201, 204, 205, 206 & 207 FOXHOUND.
SECTION 3	ALL HOMES ON TERRIOR. 101 & 104 STEEPLECHASE.
SECTION 4A	ALL HOMES ON CROP AND WITHERS. 196, 198, 200 & 210 GROUSE.
SECTION 4B	ALL HOMES ON HURDLE. 150 GROUSE. 111, 112, 115, 116, 120, 124, 128, 132 & 135 NEELY. 104 & 105 LOUISE.

PLEASE NOTE: RULES 10, 14 & 18 VARY DEPENDING ON THE SECTION YOUR HOME IS LOCATED IN.

RULES & REGULATIONS PARKERS GROVE

1. Speed Limit:

All Sections:

A 25 MPH Speed Limit within Parkers Grove shall be adhered to by residents and guests.

2. Tenants & Guest:

All Sections:

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.

3. Temporary Structures:

All sections:

No trailers, tent, shack, garage, barn, outbuilding or similar type temporary structure shall be placed, erected, or allowed to remain on any lot without approval from the Board of Directors. No structure of a temporary nature shall be used a residence temporarily, permanently, or otherwise.

4. Commercial, Noxious and/or Offensive Trade:

All sections:

No commercial, noxious, or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

5. Pets and Animals:

All sections:

No animals or poultry of any kind, except common pets, shall be placed, bred, or kept on any part of the premises. No breed of dogs that may be perceived by members of the general public as being dangerous or having a propensity for being dangerous, including but not limited to, pit bulls, rottweilers, chows and german shepards, nor any dog whose lineage includes any part of said breeds, nor any dog that has at anytime bitten a person, nor any dog that has been trained as an attack dog, shall be permitted on the premises unless such dog is at all times confined within fencing as follows:

1. A privacy fence (so that one cannot see through or beyond the fencing) not less than five feet (5') in height shall extend out to the side of the lot lines from the rear of the structure, or any distance less than the total distance to the side lot line, and parallel to the rear of the structure for a distance of fifty feet (50') and parallel to the rear of the structure.
2. On corner lots, no such fencing may be placed any closer to the street than the back, rear corner of the principal dwelling structure.

6. Dog Containment Structures:

All sections:

Dog house or dog containment structure must be located to the rear of the main structure and must be located within thirty feet (30') of the rear of the main structure. On corner lots, no dog house structure shall be placed any closer to the street than the back, rear corner of the principal dwelling structure.

7. Automobile Repair:

All sections:

No automobile and motor vehicle shall be dismantled or repaired on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property for any time. No commercial trucks, including but not limited to, eighteen wheelers, shall be parked on the premises except in the course of delivery, pick up, or discharge of a specific commercial duty.

8. Parking on Streets:

All sections:

No automobile or motor home shall be parked in the street or the public right of way.

9. Camping Trailer/Motor Home/Recreational Vehicle:

All sections:

No camping trailer, motor home or recreational vehicle may be parked closer to the front street than either the front corner of the home on the premises or the front corner of the adjacent home, whichever is the furthest from the street and it MUST be parked on a permanent parking pad as large as the camping trailer, motor home or recreational vehicle. The parking pad placement must be approved by the Board of Directors prior to installation. Any camping trailer, motor home or recreational vehicle must be kept in well maintained condition and appearance. On corner lots, no camping trailer, motor homes or recreational vehicles shall be permitted any closer to the street than the principal dwelling structure. In no event shall any permitted camping trailer, motor home or recreational vehicle be used as a residence temporarily, permanently or otherwise.

10. Fences:

Sections: 1, 2A, & 2B:

No fence or wall higher than six feet (6') shall be erected or maintained nearer to any street on the front elevation of said dwelling except erected on the back corners of the principal dwelling structure. Any fence erected on the front elevation of the property must be a privacy or ornamental fence. All side lot line fences can be chain link or other material, except in the instance of "dangerous dogs" as defined in number 5 of the rules and regulations and section 8 of the covenants. All fences must be approved by the Board of Directors prior to installation.

Additional Information regarding Lot1, 105 Bugle Call Drive:

Lot 1 (105 Bugle Call Drive), no chain link fence can be erected on the southern side line which borders HWY 401. On Lot 1 (105 Bugle Call Drive), there can be a privacy fence erected on the southern side lot line along the landscape easement.

Section: 3

No fence or wall higher than six feet (6') shall be erected or maintained nearer to any street on the front elevation of said dwelling except erected on the back corners of the principal dwelling structure. Any fence erected on the front elevation of the property must be a decorative fence, not over forty inches (40") in height or an ornamental fence. All side lot line fences and rear lot line fences can be privacy wood, vinyl or ornamental iron. Wooden privacy fences shall not be painted without the approval of the Board of Directors.

Sections: 4A & 4B

No fence or wall higher than six feet (6') shall be erected or maintained nearer to any street on the front elevation of said dwelling except erected on the back corners of the principal dwelling structure. Any fence erected at the back corners of the principal dwelling of the property or from

any point to the rear of said dwelling corner, extending from the house out to the side property line, must be a privacy or ornamental fence. Fencing along the side property lines or on the rear property line may be privacy, ornamental, chain link or other material except in the instance of “dangerous dogs”. All fences must be approved by the Board of Directors prior to installation.

11. Exterior Alterations:

All sections:

No exterior alterations, additions, improvements or changes of any kind may be made to the structure or design of the residence without approval from the Board of Directors.

12. Driveways:

All sections:

All driveways must be constructed of asphalt or concrete.

13. Modifications and Submission for Approval:

All sections:

Any modification, building, fence, wall, in-ground pool or other structure shall not be commenced, erected, replaced or maintained upon the properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials, and location of the same shall have been submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event that the Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and will be deemed in full compliance with this regulation

14. Satellite Dishes:

Sections: 1, 2A, 2B, & 3

No satellite dish antennas, radio tower or antenna of any nature shall be placed on said property except for a satellite dish measuring no more than twenty-four inches (24”) in diameter, attached to the rear of the dwelling, so long as said satellite dish is not visible from the road.

Sections: 4A & 4B

No satellite dish antennas, radio tower or antenna of any nature shall be placed on said property except for a satellite dish measuring no more than twenty-four inches (24”) in diameter, attached to the rear of the dwelling, attached to the rear of the primary residential dwelling or the rear corner of such dwelling structure.

15. Clothes Lines:

All sections:

Outside clothes lines may only be located on the back one-half (1/2) of the premises.

16. Signs:

All sections:

No signs other than a “For Sale” sign shall be displayed on any lot. The sign shall not exceed two (2) square feet in size, shall not extend more than four feet (4’) above the surface of the ground and shall be limited to one (1) sign per property. Signs, of any kind, cannot be taped to any painted pole or street light.

17. Outdoor Furniture:

All sections:

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.

18. Basketball Goals:

Sections: 1, 2A, 2B, & 3

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.

Sections: 4A & 4B

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 of a portable nature, laid down or stored away when not in use, properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.

19. Yard Maintenance:

All sections:

Each owner shall landscape and maintain his yard in a well manicured style, so as to enhance his own as well as his neighbor's homes and lots. Grass should be kept at a reasonably short length, and trees, shrubs and bushes shall be properly pruned and yards shall be free of weeds. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish.

20. Trash and Yard Debris:

All sections:

No trash of any kind, whether household or yard debris shall be placed or allowed to remain on said property, except in proper containers, placed there on the evening before the day trash is normally picked up and may only remain there the day trash is normally picked up. All trash containers should promptly be removed from the point of pick up, in no case later than the evening of the day the trash was removed.

21. Exterior Maintenance of Homes:

All sections:

Each lot and any structures on the lot shall be kept in good order and repair and free of debris. The exterior of the home should be pressure washed when needed and painted exterior surfaces painted when needed, all in a manner and with such frequency as is consistent with good property management.

22. Mailboxes:

All sections:

No mailbox of any type or nature shall be permitted on the premises, other than the green mailbox with white post. In the event the mailbox is destroyed, damaged or falls into disrepair, the owner shall replace the mailbox with one of the identical make, type and color, which must be approved by the Board of Directors prior to installation.

23. Swimming Pools:

All sections:

Above ground swimming pools must be surrounded with a five foot (5') privacy fence. Privacy fence shall refer to a fence erected with a solid material so that the pool area cannot be viewed through the fence. In-ground pools must be surrounded by a four foot (4') privacy, ornamental or chain link fence.

24. 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.
25. 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.

Parkers Grove
Homeowners Association Rules
Reporting Violations and Addressing the Board

1. To report an emergency call 911.
2. To report a malfunction or request a high priority repair call Little and Young at 910-484-5400.
3. To report a violation of Rules or Covenants call Little and Young at 910-484-5400, ext 521.
4. If you have questions regarding your dues, HOA account and/or update contact information please call Little & Young at 910-484-5400 and select option 3 for the accounting department.
5. To request to add an item to the agenda of the next board meeting call Little and Young at 910-484-5400 ext 517.
6. The board will allot five minutes to each resident who requests such time to address an agenda item to the board at the HOA meetings.
7. Notices of board meetings will occur in accordance with the By-laws of Parkers Grove.
8. Owners and Residents should maintain even temperament and decorum during board meetings and the board may stop the meeting and /or move into a closed session if it is not maintained.
9. Individual property owners and residents have a right to privacy, and the status of violations, fines, liens and other business will not be shared outside the board members.