

Rules and Regulations

AMHERST VILLAGE
HOME OWNERS ASSOCIATION, INC.

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These rules were developed in accordance with the Covenants, Bylaws and Declarations set forth for Amherst Village Home Owners Association, Inc.

The Association has established rules and regulations necessary to promote and ensure the enjoyment and proper maintenance of all Association property for the benefit of all members and their guests. This approach is to foster and encourage an enjoyable, stimulating, and dynamic community environment and to protect and enhance the value of each member's investment.

Please contact your Management Company for any requests or comments:

Lambeth Management & Realty, Inc
www.lambethmanagement.com
(336) 288-4944
PO Box 8071
Greensboro, NC 27419

1. GENERAL

Pursuant to the Declaration of Covenants, Conditions and Restrictions and the By-laws, the following rules and regulations are applicable to the residents of the Association. "Resident" means, owner(s) of a unit, tenant(s), or guest(s). "Common area" consists of all landscaped areas, grassed areas, streets, parking lots and real property owned by the association.

2. EXTERIOR BUILDING CHANGES

Any homeowner wishing to make additions or changes to his or her unit must receive written approval from the Board of Directors before beginning the change or addition. Additions or changes include, but are not limited to, fences, walls, planting of shrubs and flowers, patio additions, storm doors, exterior paint, flags, figurines, mulch, landscape borders etc. Requests for approval of any change or addition should be made in writing, giving a complete description of the proposed change or addition. The request should be given to the property manager who will present it to the **Board of Directors for approval.** Requests for Architectural Change forms may be obtained from the Association Manager.

3. RENTING

Tenants are required to abide by the rules and regulations of the Association and it is the owner's responsibility to inform their tenants of these rules and regulations. Any violation of these rules and regulations is the responsibility of the unit owner.

4. NUISANCES, STORAGE, AND UNSIGHTLY MATERIALS

No noxious or offensive activity is to be conducted in any unit nor is anything to be done on the property that may be an annoyance or nuisance to the neighborhood. No decorative statues, birdbaths, fountains, ornaments, figurines, hanging baskets, or any other decorative structures or items are permitted in the front or side yards of any lot.

No more than three decorative items are allowed in front of each unit (front porches or stoops, mulched or areas with pine needles). Only planters with live flowers or plants and/or one small flag allowed. For example: three planters. Or two planters and a small flag. Any variation requires approval of the Board.

No items are to be left/stored on any grassed or common areas. All play items/equipment shall only be placed or kept in the rear of residences on patio and in garages and shall not be placed or kept in front or side yards or in the street or sidewalk. All personal items, such as bikes or lawn furniture, must be stored inside your garage or back patio area when not in use. All items on the patio are to be stored in a neat and orderly manner. All garage doors should remain closed when not in use as this detracts from the uniform look of the community.

5. PETS

Pets are not permitted on the property of the Association unless on a leash. Local leash laws apply within the neighborhood, and any resident may contact Animal Control at (336) 641-5990 to have an unleashed animal removed from the property. Animals may not be left unattended in any area. Animals may not be staked out in the yards. No chain link or metal fabricated animal enclosures shall be placed on any lot.

There are three (3) designated pet areas in the neighborhood. **Pet owners are responsible for cleaning up after their pets. Pet owners, who allow their pet to damage common property, including front yards and landscaped beds, are responsible for paying to have such damage repaired.**

6. PARKING

Provisions must be made by each Homeowner for the parking of at least two automobiles belonging to occupants or guests off the adjacent streets and in the garage or driveway on Lots.

The parking on STREETS of vehicles (guests or occupants), trucks, commercial vehicles, motorcycles, recreational vehicles or boats shall not be permitted in excess of 24 hours. Parking on the street creates a potential safety hazard as could impede access to the community by emergency and service vehicles. No vehicles shall be permitted to be parked on Lots except on driveways.

PLEASE ADVISED:

- DO NOT BLOCK THE FIRE HYDRANTS OR MAILBOXES
- DO NOT PARK IN OTHER RESIDENT'S DRIVEWAYS
- DO NOT PARK ON THE GRASS
- DO NOT BLOCK ENTRYWAYS AND LINE OF SIGHT
- DO NOT PARK A VEHICLE ADJACENT TO ANOTHER VEHICLE ON THE STREET
- VEHICLES MUST BE IN OPERATING CONDITION AND HAVE CURRENT LICENSE TAG AND INSPECTION

THE ASSOCIATION DOES RESERVE THE RIGHT TO TOW VEHICLES AT OWNER EXPENSE IF VEHICLES ARE PARKED IMPROPERLY OR IN VIOLATION OF THE ABOVE RULES.

No boats, trailers, recreational vehicles, campers, commercial vehicles or other similar equipment or vehicles shall be stored on any Lot or within the Common Area except as may be approved by the Board of Directors, in its sole discretion, in a location sufficiently screened from any adjacent Lot or street. However, the temporary, non-recurrent parking of service vehicles on a Lot for a period not to exceed 24 hours or during any period the Lot is being serviced by such vehicle is permitted.

7. DAMAGE TO COMMON PROPERTY

Any resident or family member, guest or tenant who damages common property by driving or parking on the grass, allowing a pet to damage the buildings or landscaping, placing items on the grass, etc. may cause the resident to be required to pay for the repair of such damage.

8. SIGNS

No sign shall be placed or allowed to remain on any Lot except for one (1) "For Sale" sign and (1) "Security System" sign. Sign may be displayed either in a front window of your home or in a landscaped bed in the front of your home. No signs are permitted on common property.

9. SATELLITE DISH ANTENNAS

No satellite dishes or discs, radio or television aerial antennas, towers or any other external electronic equipment or devices may be installed or maintained on any exterior of any structure erected on a Lot or elsewhere upon any Lot or within the Property without the **prior written approval of the Board of Directors; however, satellite dishes which are twenty-four (24) inches or less in size, GROUND MOUNTED and screened from view from the street, may be installed without such approval.**

As a condition of approval, every unit owner on behalf of himself or herself and his or her successors-in-interest, shall assume all responsibility for maintenance, repair, and replacement of the antenna and all responsibilities for any damage done to the exterior of the unit and common areas caused by installation of the dish or antenna.

10. NOISE

Residents are to exercise extreme care with the use of musical instruments, radios, television sets, amplifiers or any other noise that may disturb other residents. This also includes the noise of animals and car stereos.

11. TRASH

Please put away trash cans in a timely manner. Do not store them in front of garage. If you are a resident of an end unit, please store cans in garage, at rear of home or at side of home near rear fence.

12. LITTERING

Amherst Village is a lovely community and you can help us keep it that way. If you smoke, please dispose of your lit cigarettes and butts properly. A burning cigarette can ignite a fire, especially with dry leaves and grass.

If you have trash (fast food trash, candy wrappers, chip bags, etc) please don't just throw them on our street and lawns.

13. YARD AND TAG SALES

Individual homeowners/residents may not have yard or tag sales at Amherst Village. The property is not equipped to handle the parking within the community needed for such an event.

14. GUESTS

Residents are responsible for their family members, guests' and tenants' actions that violate any of the above rules and regulations, or any further regulations that the Association may enact.

15. VIOLATIONS

Violations are subject to immediate removal and/or restoration to prior condition at the sole expense of the violating party. Rule violations should be reported to the Association Manager.

A homeowner violating these rules will be sent a warning letter from the Association Manager indicating that they are violating the rules. If the homeowner continues to violate a rule a hearing will be scheduled with the homeowner who is violating the rules. At this hearing the homeowner will be given the opportunity to discuss the violation with the Board. The Board may fine a unit owner up to \$100 per day for each violation of the Rules. Any fines that are levied will become an assessment on the unit.

16. HOLIDAY DECORATIONS

Holiday decorations are permitted. Decorations may be displayed no more than 45 days prior to a holiday and must be removed within 7 days after the holiday.

17. RULE CHANGES

The Board of Directors of the Association reserves the right to change or revoke existing rules and regulations, and make such other rules and regulations, from time to time, as in their opinion are reasonable and necessary.