

**SUMMERHILL HOMEOWNERS ASSOCIATION OF GREENSBORO, INC.  
RULES & REGULATIONS**

Summerhill Homeowners Association of Greensboro, Inc. (the "Association") has adopted the following Rules and Regulations ("R&Rs") to supplement its existing Covenants, Conditions & Restrictions (the "CCR" or "CCRs"). In the event of a conflict between the R&Rs and the CCRs, the CCRs will supersede the R&R's. The R&Rs are set up to maintain the aesthetic value and integrity of the community on behalf of all homeowners.

The Association shall enforce the CCRs and R&Rs in its sole and absolute discretion. Violations of the R&Rs by homeowners, homeowner's guests, and/or homeowner's tenants may result in warnings, fines, and/or loss of privileges of use of common areas in the community.

The Association may revise or amend the R&Rs as it deems necessary.

Should you have any questions about the CCRS and/or R&Rs or would like to report a concern, please contact Lambeth Management & Realty at 336.288.4944 or [lambethmanagement.com](http://lambethmanagement.com).

**1) Rights of Owners:** Homeowners shall not obstruct or interfere with the rights of other homeowners or perform any activity that creates a disturbance of the peace.

**2) Home Rental:** Homeowners are permitted to rent their homes on a long-term lease (i.e. one-year term or longer), provided that (i) the homeowner provides a copy of the CCRs and R&Rs to the tenant, (ii) the lease is in writing and references the CCRs and R&Rs, and (iii) a copy of the fully executed lease is provided to the Association. Owners shall be responsible for all actions of their tenants, including, but not limited to, the payment of Association dues. Homeowner shall be responsible for all Association costs in connection with a lease, including, but not limited to, attorney's fees incurred by the Association. Short-term rentals, including listings on online marketplaces including, but not limited to, Airbnb and VRBO, are not permitted.

**3) Offensive Behavior within the Community:** Offensive or unpleasant behavior or behavior that creates a nuisance is strictly prohibited in the streets and common areas of the community.

**4) Maintenance:** Homeowners shall be responsible for the regular maintenance of the exterior of their home. This includes, but is not limited to, landscaping, pressure washing, and general maintenance. Weed abatement and yard maintenance shall be performed on a regular basis and shall be completed in accordance with all applicable state, city, and/or county laws or ordinances. Driveways should be pressure washed as needed (e.g. removal of oil spills & stains). Flowerbeds shall be maintained in good order. Homeowners shall dispose of all yard debris, including, but not limited to, grass clippings, leaves, and yard waste in a proper manner. Homeowners shall not sweep or blow yard debris onto the street, sidewalk, or any common area.

**5) Architectural Committee Requests; Guidelines:** The Association's Architectural Control Committee (ACC) is responsible for the review of all requests for modifications of homes and/or lots. Prior to the commencement of any work, homeowners shall submit an application for architectural request for review through the Association's management company that includes (i) improvements requested, (ii) materials to be used, (iii) projected date of completion, (iv) plans or drawings of the proposed changes, and (iv) a plot map of the respective home indicating the location of the addition or change. In the event that a homeowner fails to submit an architectural request and/or performs nonconforming/unapproved improvements, the Association, in its sole and absolute discretion, may cause demolition or removal of the improvements to be performed and/or levy fines against the homeowner.

From time to time, the ACC may adopt guidelines with respect to the construction of certain improvements. Currently, examples of guidelines include, but are not limited to, the following: (i) solar panels must be installed on the rear of the home and be non-visible from the front of the home and (ii) whole home generators must be concealed and/or non-visible when standing at the center of the home's driveway and installed in location intended to limit and/or suppress noise to neighboring homes. For additional information regarding then-existing guidelines, homeowners should contact the Association's management company and/or the ACC.

**6) Exterior Modifications:** Any changes or modifications to the exterior of the home, including, but not limited to, siding, brick, paint color, front door, or storm doors must be approved by the ACC prior to the commencement of work.

**7) Common Areas:** Homeowners shall not conduct any behavior in the streets or common areas of the community that would reasonably be considered dangerous, that may increase the rate of insurance costs for the Association, or that may jeopardize the insurability of the Association.

**8) Retention Ponds:** Loitering, swimming, and/or fishing around retention ponds is strictly prohibited.

**9) Signs:** Homeowners shall not display signs of any kind, including in any common areas or on the streets of the community, except under the following circumstances: (i) a temporary sign on the homeowner's property advertising the property for sale or rent, (ii) a temporary sign on the homeowner's property advertising a contractor during a period of construction upon the homeowner's property, or (iii) a temporary sign on the homeowner's property in connection with a political election.

**10) Flags:** Homeowners may display (i) the flag of the United States of America, (ii) flags of nations belonging to members of the United Nations, (iii) the flag of any state or territory within the United States, and/or (iv) flags related to amateur, collegiate, or professional sports teams. All permanent flagpoles require the prior approval of the ACC. Installation and display of a single decorative flag is permitted so long as the flag is current in theme (i.e., spring, summer, fall or winter), within 30 days of the holiday, and is well maintained. Flags shall not exceed 3 feet x 4 feet.

**11) Decorations:** Temporary decorative displays for holiday or religious purposes are encouraged and do not require the approval of the ACC. Decorations and lighting may be placed no earlier than 35 days before the holiday or religious purposes and must be removed within 35 days after the conclusion of the holiday or religious purpose.

**12) Structures and Sheds:** No dwelling or building of a temporary nature shall be erected or allowed to remain on the homeowner's property. No metal, fiberglass, plastic, resin, vinyl, or canvas structure shall be placed on the homeowner's property or attached to any home. All sheds, including the material composition and placement of the shed, must receive prior approval of the ACC.

**13) Driveways:** All driveways and driveway extensions shall be concrete. All extensions, expansions or modifications of driveways must receive prior approval of the ACC and must be completed in accordance with all applicable state, city, and/or county laws or ordinances.

**14) Parking and Driving:** Homeowner should not regularly park vehicles in any street or in any common area in the community. Homeowner shall park all vehicles in the driveway and not on lawns or other soft surfaces. Homeowners shall exercise caution when driving in the community.

- 15) Fences:** All fences, including material composition of the fence, must receive prior approval of the ACC.
- 16) Antennas/Satellite Dishes:** Homeowners shall not mount antennas and/or satellite dishes on the front of any home. Homeowner shall undertake reasonable efforts to mount antennas and/or satellite dishes in a manner in which the antenna and/or satellite is not visible from the front of the home.
- 17) Trash Containers & Firewood:** All trash and/or recycling containers may be placed on the street after dusk on the night prior to pick up. All trash and/or recycling containers must be removed from the street by midnight the same day of pick up. No trash and/or recycling containers shall be stored in the front of the home or on the front face of the home. Firewood shall be stored only at the rear of the home.
- 18) Recreational Equipment and Basketball Hoops:** Recreational equipment, including, but not limited to basketball goals, trampolines, horseshoe pits, permanent volleyball courts, swing sets, sliding boards, sandboxes and similar items, shall be maintained in good condition. Portable basketball hoops shall be stored and/or placed in the homeowner's driveway and at least 10 feet away from the sidewalk and/or street. The street shall not be used as a basketball court. If possible, recreational equipment shall be placed in the rear yard.
- 19) Vehicles and Vehicle Repair:** Minor repairs (oil and tire changes, tune-ups, etc.) must be completed in the driveway or garage of the homeowner. Vehicles shall not be left on jacks or blocks. Unsightly vehicles or vehicles in need of repair are to be stored in the garage. All vehicles not stored in a garage must have a current license plate & inspection sticker and meet the minimum NCDOT requirements for insurance coverage of motor vehicles licensed in the State of North Carolina.
- 20) Pets:** Homeowners shall not allow pets to run freely throughout the community. All pets shall be walked on a leash. Homeowners shall cleanup all pet waste on homeowner's property and avoid allowing pets to use another homeowner's property or the community's common areas as areas for pet waste.
- 21) Garage/Moving/Yard Sales:** All garage, moving, or yard sales must receive prior approval of the Association. Requests for yard signs should be submitted to Lambeth at least two weeks in advance.
- 22) Home-Based Businesses:** Homeowners may operate home-based businesses from their home so long as: (i) the business is properly licensed and complies with all applicable state, city, and/or county laws or ordinances, (ii) no identifying signage or advertising is visible on the homeowner's property, and (iii) the business does not generate excess traffic in the community. Home-based businesses that involve (i) firearms, tobacco, or alcohol or (ii) controlled or regulated substances, materials, or chemicals are strictly prohibited.
- 23) Homeowner and Contractor Work:** Homeowner shall be responsible for ensuring that any and all work performed by homeowner or homeowner's contractor is performed in accordance with all applicable state, city, and/or county laws or ordinances.
- 24) Streets:** The streets in the community are public streets maintained by the City of Greensboro. Failure to abide by all applicable state, city, and/or county laws or ordinances will result in the reporting of such violations and/or behavior to the appropriate authorities.
- 25) Pool Rules & Regulations:** Please refer to the Summerhill Pool Rules.