

VILLAGE GREEN OWNERS' ASSOCIATION, INC.

2022

PARKING AMENDMENT

Article VI, Paragraph 6.11 Overflow Parking Spaces amended was recorded on January 18, 2017. Deed Book 1564, Page 486.

Article VI Overflow Parking Spaces Amendment

- a. Overflow Parking Spaces are defined as the areas located next to the mailbox. These spaces are for temporary vehicle parking primarily for use by the guests and invitees of Unit Owners. However, parking in the overflow spaces is based upon availability and such spaces can be used by any owner, occupant, or guests for temporary parking, not to exceed any continuous period in excess of 24 hours unless written permission is granted by the Village Green Association Board of Directors.
- b. Visitor Parking is defined as the parking area between Units. Parking in visitor parking is based upon availability and such spaces can be used by any owner, occupant, or guest for temporary parking, not to exceed any continuous period in excess of 24 hours and cannot be used as a primary space by a resident unless written permission is granted by the Village Green Board of Directors.

PARKING POLICY

Beginning at 9:00AM each day, Village Green Owners, occupants, their family members, and guests parking any personal vehicle within the paved area of Village Green Drive will be required to comply with an alternating schedule.

Owners, occupants, and guests may park on the paved area of Village Green Drive on even numbered days of the month on the side of Village Green Drive which has even numbered addresses. (e.g., on even dates park on side with even house numbers.)

Owners, occupants, and their guests may park on the paved area of Village Green Drive on odd numbered days of the month on the side of Village Green Drive which has odd numbered addresses. (e.g., on even dates park on side with even house numbers.)

Vehicles parked on the wrong side of Village Green Drive after 9:00AM will be towed at the owner's expense

Notice: Residents are responsible for explaining the VGOA parking policy to your guests and visitors.

The VGOA Board of Directors has arranged to have vehicles parked on Village Green Drive that are in violation of the Alternate Day Parking Policy to be towed by Gray's Towing Services.

If a vehicle or your guest's vehicle is towed, you must contact Gray's Towing Service at 252-240-2318 or 252-447-9783 to make arrangements to have a representative to release your vehicle at the storage area beside the Trucker Toy store on Hwy 70. Proper ID that matches the vehicle registration will be required for release of the vehicle along with full payment.

VILLAGE GREEN OWNERS' ASSOCIATION, INC.

2022

RULES & REGULATIONS

Adopted January 2022

Rules and Regulations are updated from time to time by Village Green's Board of Directors to help the community stay consistent and attractive along with keeping cohesion amongst neighbors. Below are the current Rules and Regulations that the 2022 Board of Directors has adopted. For more information refer to Declarations, Article 6.7 Rules and Regulations: In addition to the foregoing restrictions conditions, and covenants concerning use of the Condominium, reasonable rules and regulations may be promulgated and amended from time to time by the Board of the Association which affect the use and enjoyment of the Property by the Unit Owners and their guests and licensees as to the Unit themselves and the Common Elements.

EXTERIOR

- No signs are to be placed in front yard other than For Sale/ For Rent signs that are professionally built and can only be placed in the mulch area next to the house facing the street.
- Homeowners are allowed up to 3 decorative pots/planters in the mulch bed adjacent from the porch. There should be no more than 2 pots/planters on front porch area of residence's homes. Dead plants must be removed and if pot/ planter is empty – container removed. Pots/Planters are not allowed on the steps for safety and liability reasons.
- No hooks, nails, or screws are to be placed in the vinyl, trim, soffit, fascia or any part of the exterior without ARC approval. This prevents potential rot and water damage. Any current holes will need to be filled if the screw, nail, or hook is removed.
- Only 3 ornamental decorations up to 48" (4 feet) is allowed in the flowerbed adjacent to the porch. No other ornaments are allowed in the flowerbeds or mulch beds in the front.
- No décor or feeders will be placed in the trees in the front of the condos.
- Landscape lighting is not allowed in the front of the condos. Homeowners can have up to 2 spotlights shining towards the brick steps or install, with ARC approval, a motion sensor security light that shines the walkway and stairs.
- Landscape border must be made of black composite or metal material. Stone, brick, pavers, or any other material or color will not be allowed.
- All homes must have the same landscape material – black mulch. Stones, pine straw, and other materials are not permitted. If homeowner wishes more mulch material, they can purchase at their expense from the landscape company.
- No clutter will be allowed on the front porch of any unit including coolers, boxes, trash items, etc.
- Nothing is to be placed/ left in the grassy areas.

VILLAGE GREEN OWNERS' ASSOCIATION, INC.

2022

- Large toys are to be stored inside the garage after use including bicycles.
- Decorative Flags must be kept to a maximum of two – one garden flag (12"x18" max.) and may be displayed in the mulch area adjacent to the house and/or one standard American flag (3'x5' max.) which may be mounted on the home. Mounts must be installed by the guidelines provided.
- Place your grill away from the vinyl siding. Extreme heat from the grill can cause damage to the siding and could possibly cause a fire. Grills are not allowed on driveways or in the front lawn area when not in use.
- Holiday decorations cannot be placed outside prior to Thanksgiving and must be removed by January 15.
- Yard inflatables or any other seasonal decorations are not allowed on the lawns due to hindering landscaper duties. Any damage caused by attached inflatables to the home exterior will be the sole responsibility of the homeowner.
- Hoses in the front of residences must be kept in an orderly manner with hose reels placed out of sight alongside the residence.
- Satellite Dish locations must be approved prior to installation. Satellite Dishes cannot be visible from Village Green Drive. Satellite Dishes may be installed in the mulch area adjacent to the home or on the roof. Installed dishes are the liability of the homeowner. Satellite Dishes cannot be placed in the wetlands area or in the lawn/grass area. VGOA will not be responsible for any damages resulting from roof mounted dishes.
- New plantings, shrubs, grass, etc. must be watered by the resident – either homeowner or tenant. Should the plantings that are paid by VGOA fail due to neglect the homeowner will be responsible for cost. *Refer to Declarations, Article 6.14 Landscaping and Easement for Maintenance, Paragraph 3.*

GARAGES/DRIVEWAYS

- Changing oil or mechanical work on vehicles in the driveways and garages is not permitted. Garages are not to be used for commercial purposes – i.e. working on vehicles, repairing vehicle parts, building structures, etc.
- Garage doors should remain closed when the owner is not present. *Refer to Declarations, Article 6.12 Garage Door Requirement.*
- Bicycles and large toys cannot be stored on the driveway or walkway.

GARBAGE

- Garbage cans are to be placed out of view from street – either in garage, behind house or behind shrubbery alongside home.
- Garbage cans are to be placed no earlier than 5 PM the day before pick up and removed from curbside by the end of the day of pick up.
- Recycling is to be taken to a local facility.

VILLAGE GREEN OWNERS' ASSOCIATION, INC.

2022

PARKING/ SPEEDING

- No speeding – Speed limit in the community is 20 MPH.
- Parking – Alternate day parking is mandatory Alternate Day Parking begins at 9 AM. If not observed, the vehicle will be towed.
- Overflow parking spaces next to the mailboxes and across is to be used for temporary parking only up to 24 hours unless written permission is granted by the Board of Directors.
- Visitor parking spaces between units is to be used for guests, occupants, or owners based on availability. Vehicles must be moved after 24 hours.
- Visitor parking is not used consistently by a homeowner or guest as a primary parking space.
- Homeowners are to use their driveway and/or garage for their primary parking.

For more information refer to Amendment dated 1-18-2017 Article VI, Paragraph 6.11 Overflow Parking Spaces.

PETS

- Pet owners MUST always accompany your leashed pet outside.
- Pets cannot be tied outside on a leash.
- Immediately pick up after your pet.
- Pets are to use the homeowner's lawn as much as possible to prevent damage to neighbor's limited common areas.
- Pets are NOT allowed in Tenants homes and will result in eviction.

Refer to Article 6.6 Pets for more information about what Village Green allows regarding pets.

Owners that fail to abide by the rules and regulations will receive 1 Written Warning. If owner does not correct the violation within the time frame given a \$75.⁰⁰ fine will be imposed.