

# Townes at Marketplace

## Rules and Regulation

Amended May 9, 2022

**Residential Purpose.** All units shall be used for non-commercial, residential purposes.

**Nuisances.** No noxious or offensive activities shall be carried out on any location within the community which may be or may become an annoyance or nuisance to the neighborhood. Parties, gatherings, loud noises which disturb other residents are considered nuisances. Garages are to remain closed when not in use.

**Vehicles.** No repair of vehicles, boats, motorcycles or any type of motors may be done on any roads or common areas. Townes at Marketplace HOA (HOA) has the rights to have any such vehicles or motors towed at the owners' expense without notice.

**Parking.** Parking is allowed in your garage or completely on the parking pad in front of your garage. No inoperable vehicles are allowed to park in the community. Boats, jet skis, motor homes, trailers and other non conforming vehicles will be removed at the owners' expense without notice. Parking is allowed on streets during daytime hours if traffic is not obstructed. Night parking is not allowed on any streets. Violators will be towed at owners' expense without notice.

**Trash.** Trash cans are only allow to be out on pickup days & should be returned to the garage by the day after pickup. All trash is to be in your trash can, not on common areas or in streets. Trash cans must be stored in the garage and not in common areas of the community. Garden debris collected by residents can be left for landscaper collection the day before regular service. Debris is not allowed to sit in the street or gutters as it clogs our storm runoff system.

**Animals.** Only dogs, cats and household pets are allowed. Pets are not to be housed in garages, screened porches or maintained for commercial purposes. All pets must be properly leashed and under control when outside your unit. Excessive barking is considered a nuisance. Pets allowed to run free will be picked up by New Hanover County Animal control. All pet waste must be picked up. Automatic fines may be imposed.

**Outside antennae.** No outside radio or TV antennas are to be erected on common property or attached to any building without Architectural Committee approval.

**Outside furniture.** Lawn and beach furniture, charcoal or gas grills, bicycles, folding chairs, coolers, cleaning supplies may not be displayed or stored in open common areas or front porches. A garden hose and stand is allowed at the front and back spigots. Hoses should be coiled when not in use. Grills in good working order and not eyesores will be permitted on the rear concrete pads. Grills not meeting this standard will be removed and disposed of at the owner's expense without notice.

**Signs.** Outside realtor, sales, political, advertising is prohibited. One 11" X 17" for sale or lease sign in allowed in one front bedroom window. Lock boxes are allowed.

**Temporary Structures.** e.g., trailers, tents, are not allowed.

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Yard decorations. Four yard decorations, including American & garden flags, bird houses, bird baths, artificial flowers & plants, statuary, etc., are allowed to be visible from streets. Unused & dead flower pots & stored garden supplies, est., are not allowed.

Recreational vehicles. Such as boats, RVs, campers, trailers, etc. are not allowed in driveways or streets.

Exterior lights. All light bulbs should be white or clear. Holiday lightening must be in good taste.

Exterior changes. The Board of Architectural Review must first approve all changes or modifications to the exterior, including flag poles, fences visible from the street, exterior walls, and landscaping including trees & shrubs, etc.

Common Areas. All front, side, and back areas are common property & subject to all Covenants, Bylaws & Rules. Storm drainage depends on the grading present at the time units were first sold. Any changes that affect drainage, except shrubs & plants, must first be approved. Unapproved changes may be corrected at the owners' expense. All property is to remain free of pet waste.

Fines. Violations to the Covenants, Bylaws and Rules & Regulations are subject to fines. First offence will be \$50. If not corrected within 1 week, fine increases to \$100 each week until corrected, except for failure to collect pet waste, nuisance complaints and county ordinances.

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