

Carolina Place Rules and Regulations

www.carolinaplacehoa.com

Article IX, Section 6 of the Declaration of Covenants, Conditions and Restrictions of Carolina Place provides for the Board of Directors to formulate, publish, and enforce rules and regulations concerning the use and enjoyment of each Site and all Common Areas.

Below are Board adopted Rules and Regulations pursuant to Article IX, Section 6:

- Portable Basketball Goal Safety and Use

- Parents or guardians are responsible for safe operation of portable goals.
- When in use the goal must remain on the home's property and be properly weighted.
- When NOT in use it must be moved to side of house lying on the ground horizontally.

- Removal of Household Pet Solid Waste

- Only dogs, cats, and other household pets are allowed to be kept in homes provided they are not being used for commercial purposes.
- Pets must be leashed and supervised anytime they are outside a fenced in area.
- Owners are responsible for picking up their pet's waste and properly disposing of it.

- Garbage Cart Placement

- Cans are to be placed curbside no earlier than noon the day before collection day and removed no later than 7pm on the day after collection day.
- Carts must be stored where they are not able to be seen from the street when facing the front door.

- Cars & Parking

- Overflow parking is available at the pool and post office for up to 48 hours. Overnight parking in either lot for over 48 hours requires prior approval from the Association.
- On-street overnight parking is not allowed. On-street parking is prohibited, except for short-term, temporary visitor parking when there is no room in driveway.
- Parking in yards or around drainage ditches is not allowed at any time.
 - On-street parking and yard/ grass parking violations are subject to a fine of at least \$25 per day per occurrence. Subsequent violations may result in escalated fines.
- Recreational vehicles, boats, trailers, or anything similar are not allowed to be parked in driveways for more than 48 hours.
- Any vehicle not used or moved for 15 consecutive days must be kept inside a garage, stored off the property, or kept under a car cover.

- Exterior Cleaning

- The exterior siding of your home must be kept clean and free of mildew. Failure to comply may result in fines.

- Exterior Modifications

- All exterior modifications must be pre-approved through the Architectural Review Board (ARB).
- Applications are available on the Documents page of the Carolina Place website or by contacting LRES Association Management.
- Applications must be submitted along with a \$25 Review Fee check made payable to Carolina Place HOA.
- The ARB has up to 30 days to respond to requests.
- Modifications completed without written approval may be subject to fines and/or removal.

- Signs

- One Realtor For Sale sign is permitted as long as they are of reasonable height and style.
- One name identification sign, not to exceed 3 square feet, is permitted.

- Site Maintenance

- Sites should be regularly maintained and kept free of weeds, underbrush or refuse piles, or unsightly growth or objects. Upon notice from the Association during May - September, you will have 7 days to have it maintained or will be subject to the Association having the yard maintained on your behalf with charges billed back to your account. If notice is given during October-April, you will have 30 days to comply. Habitual infractions may lead to a fine of up to \$100 per incident.

- Delinquent Accounts/ Failure to pay dues

- Owners with past due balances will receive a late fee each month in the amount of \$20.
- The Association will send late notices each month. If the owner continues to be late on payments, the following month a delinquency letter is mailed and claim of lien notice after that.
 - Delinquent owners will have their pool cards deactivated until the account is brought current.
- Owners have 45 days to make payment arrangements prior to a lien being filed.
- The Board will also seek 10-year judgements against owners with significant past due balances.