South Park Homeowners Association

Rules & Regulations

 Revised May,2022

**Decks, patios and balconies:**

Clothing, towels, etc., must not be hung from any balcony nor shall clothes lines or such be permitted on any balcony or patio. Decks or patio should be kept clean, sanitary and odor free.

As per in NC state statutes, no charcoal or gas grills may be used within 10 feet of the condominium. Grills must be stored on decks after use. No grills are allowed to be in the common area except when in use.

**Parking area:**

Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for the storage of boats, trailers, campers, motorhomes, inoperative vehicles, vehicles without proper and current tags and registration, or for any purpose whatsoever other than as parking facilities. Parking spaces are restricted to passenger cars, passenger vans, and the pick-up trucks not exceeding ¾ tons. Tandem parking is not allowing any time.

One parking space has been assigned to each unit. The unit numbers are painted in each unit parking space. Please be sure that you and or your guests are not parked in someone else's assigned parking space. The Association reserves the right to tow an automobile at the owner’s expense for any infraction of the parking rules. If your car has been towed, call Riverside towing at 910 – 485 – 6738.

Parking is not allowed in front of the dumpster area or in any landscaped areas. Washing cars or changing oil is not permitted in any parking or common area. Parking areas, driveways, and the common area must not be obstructed or encumbered by automobiles, bicycles, toys or other objects.

**Garbage:**

All household refuge must be placed in plastic bags, tied and placed inside the trash dumpster for pickup. All trash must be placed inside the dumpster, not beside it. Boxes,cartons should be crushed before being placed in the dumpster. The cover to the dumpster should be kept closed at all times for sanitary reasons. No owner or occupant shall sweep or throw litter or ashes into the common area. Items left in the common area may be disposed of without notice. Anyone who leaves household items outside the trash bin shall be fined by the Association

**Pets:**

Pets are not allowed outside the unit unless properly secured on a leash. You must, at all times, immediately clean up after your pet during these outings. Any infraction of this rule will impose a fine on the unit owner.

**Noise:**

Excessive noise is not permitted and will not be tolerated at any time. Any noise that creates a disturbance for any owner or occupant, regardless of its source, may be deemed excessive. This definition includes, but is not limited to, stereos, televisions, musical instruments, etc. No congregating in the common area after 11 PM and parking lot noise must be kept to an extreme minimum at all times.

**Occupancy:**

Nomore than three unrelated persons can reside in a unit at any time.

**Signs:**

No for sale or for rent or any other signs, or posters are permitted to be visible from any unit or located in any part of its condominium property. The Association has a bulletin board and items may be placed there by Board permission.

**General:**

No owner or occupant shall make changes or improvements to the exterior of the building or any of the common areas of the condominium, including, but not limited to, painting, staining, electrical wiring or antenna, latticework, awnings, canopies, structures or other objects which protrude through the walls or visible from the outside of the condominium, without the written consent of the Board.

No noxious or offensive activity shall be permitted, which is or may become, an annoyance to the neighborhood.

Fines of up to $100 per diem may be charged by NC Law.

THESE RULES AND REGULATIONS MAY BE ADDED TO, REPEALED OR REVISED AT ANY TIME BY THE BOARD OF DIRECTORS.

To report any infraction of the Rules & Regulations please contact:

Professional Association Management, Inc.

910 – 833 – 5823 StephenJSulkey@Gmail.com