

Rules and Regulations

For Summer Grove Owners Association

- 1) A 25 MPH Speed Limit within the community shall be adhered to by residents and guests.
- 2) Homeowners shall be responsible for the actions of all guests and/or TENANTS residing on their property. Homeowners shall inform tenants of the rules, regulations, covenants and changes made by letter from time to time.
- 3) No commercial, noxious, or offensive trade activity shall be carried on upon any lot, nor shall anything be done which may become an annoyance or nuisance to the neighborhood to include but not limited to loud music, loud, engine revving automobiles and motorcycles, noisy parties after 10:00pm and barking dogs. It is prohibited to run any type of business out of your home. Tractor trailer truck and their trailers whether attached or not are prohibited to be parked on any street or lot in the community unless for the delivery/pickup.
- 4) No pets are to roam freely throughout the neighborhood or in the yard. All pets are to be on a leash at all times when they are outside your home and/or your fenced in back yard. All pet owners are responsible for picking up after their dogs. All unleashed animals should be reported to the County Animal Control office.
- 5) No automobile and motor vehicle may be dismantled, repaired or stored on any said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property for over 30 days. Commercial vehicles, camper trailers, recreation vehicles, open and closed trailers and/or boats shall be stored at the rear of the residence.
- 6) Homeowners are expected to provide ample parking for their vehicles within their garages and driveways. Residence (owners and tenants) parking on the streets and in the grass is prohibited unless entertaining.
- 7) Satellite or dish antenna must be placed at the rear of the home or the rear corner of the lot. The dish cannot exceed twenty-two inches (22") in diameter.
- 8) No signs other than "For Sale" or "For Rent" sign shall be displayed on any lot.
- 9) Signs, of any kind, cannot be placed, taped or attached in any way to any painted pole, subdivision sign, or streetlight.
- 10) No furniture generally manufactured as interior furniture or for interior use only shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
- 11) No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right of way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.
- 12) Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds, and shrubbery trimmed. The

exterior should be free of mold and mildew and pressure washed as needed and painted exterior surface painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees/shrubbery, trash, and rubbish. Lawns shall not exceed 6" in height as measured from the finished landscape grade ground. Shrubbery beds should be kept clear of weeds and re-mulched or re-pinestrawed on a regular basis.

- 13) Parents are responsible for their children and their actions at the bus stops and all other common areas of the community at all times.
- 14) COMMERCIAL VEHICLES DEFINED: The following vehicles are considered commercial vehicles even if they fall below the weight threshold established by NCDOT to be considered commercial vehicles (included but not limited to): Limousines, Passenger Transport Vehicles, Box Vans, Step Vans, Utility Vans, Any Vehicle with Ladder Racks and Pipe Holders, Dump Trucks, Tow Trucks, Tractor Trailer Tractors, Tractor Trailer Trailers, Landscaping Truck, Flatbed Trucks, Cement Trucks and Lorry Trucks. The display of commercial signage (business name, phone numbers, etc.) will not cause a vehicle to be considered a commercial just as the absence of signage does not preclude a vehicle from being commercial.
- 15) Every resident, tenant and guest shall comply with these rules and regulations and any rules and regulations that may be adopted or amended from time to time. Failure to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted.

Adopted by Declarant on 03/01/2024