

Manchester Homeowners Association

Rules & Regulations

1302 E. Fire Tower Rd, Greenville, NC 27858
Office: (252) 378-2313 | www.hoamgmtcompany.com
Revised: July 2, 2026

Introduction

To preserve property values and protect the rights of all homeowners and occupants, the Manchester Homeowners Association Board of Directors has established the following rules and regulations. This document serves as a summary of the Manchester Restrictive Covenants, the full text of which is available at <https://hoamgtcompany.com/>.

Enforcement and Penalties

The Board of Directors will duly enforce these regulations. Violations will result in the following actions:

Initial Notice: A friendly letter providing adequate time to rectify the violation.

Second Notice: If unremedied, a second letter will be sent including a warning of impending fines.

Fines: Failure to comply by the second deadline will result in a \$50.00 fine for the first occurrence and \$100.00 for each subsequent occurrence.

General Rules and Regulations

1. **1. Residential Use:** Lots are restricted to single-family residential purposes only.
2. **2. Commercial Activity:** No business or commercial enterprise may be conducted on the premises.
3. **3. Architectural Control:** No building or exterior modification may occur without prior written approval from the Declarant or its successors. Submit plans and materials to manager.hoaenc@gmail.com . Do not order supplies until approval is received.
4. **4. Setbacks and Easements:** Buildings must adhere to recorded plat lines and maintain a minimum 10-foot side lot line setback. Residents must comply with the Town of Winterville code regarding easements.
5. **5. Nuisances:** No noxious or offensive activities that create an annoyance to the neighborhood are permitted.
6. **6. Temporary Structures and Vehicles:** Trailers, tents, shacks, or outbuildings may not be used as residences.
 - a. **Amendment 6A (Boats/RVs):** Residents owning boats, RVs, or campers prior to May 9, 2024, are grandfathered in but must comply with storage guidelines.

These must be parked on a concrete pad (not grass or street) with HOA-approved layout.

- b. **Amendment 6B (Prohibition):** As of May 9, 2024, no new residents may bring boats, RVs, or trailers of any style onto the premises. This applies to all future sales and leases.
7. **7. Animals and Pets:** Livestock, poultry, and reptiles are prohibited. Residents are limited to two domesticated dogs/cats. Pets must be fenced or leashed, and waste must be disposed of properly per Town of Winterville code.
8. **8. Parking and Vehicles:** Residents must use driveways for parking; street parking is for temporary use only. Parking on grass is strictly prohibited. Vehicles without valid tags or requiring repair are restricted.
9. **9. Clothes Lines:** Outside clothes lines are prohibited.
10. **10. Satellite Dishes:** Devices larger than 18 inches are prohibited. All dishes must be located in the backyard. Placement requires prior written HOA approval.
11. **11. Fencing:** No front-yard fencing is permitted. Fences must be at least 25 feet behind the front wall of the home and require a Town permit.
12. **12. Utility Maintenance:** Obstructions in drainage or utility easements are prohibited. Residents should refer to the Town of Winterville code.
13. **13. Landscaping:** Lawns and vegetation must be maintained. Growth exceeding 8 inches violates Town code. Vines growing on houses must be managed.
14. **14. Property Maintenance:** Lots must be kept free of debris. Houses must be pressure washed annually. Personal items should not be visible from the street.
15. **15. Local Ordinances:** Compliance with all Town of Winterville ordinances is mandatory. The HOA supports Town penalties and will report violations as necessary.
16. **16. Window Air Conditioning Units:** Window air conditioning units are permitted; however, they are strictly prohibited in any front-facing windows (any windows visible from a direct front view of the home).

Owner Responsibility

Homeowners are responsible for ensuring tenants abide by these Rules and Regulations, as well as the Covenants and Bylaws. Landlords are subject to all associated fines. All formal communication, requests, or concerns must be submitted in writing via the owner portal.