

Allenton Estates - Rules and Regulations

Revised July 7, 2026

The following Rules and Regulations have been put in place by the Board of Directors of Allenton Homeowners. Along with these rules, all City Ordinances and other pertinent laws shall be obeyed. All owners will be held accountable for the actions of their tenants, guests, family members, pets, etc.

Residential Use

- Each home is for residential purposes only. No business or commercial enterprise may be carried out upon any lot. No barber shops, beauty shops, commercial or business shall be permitted.

Pets

- No more than two pets allowed per lot.
- No pets other than dogs, cats, or other household pets may be kept provided they are not for commercial purposes.
- Pets cannot constitute a danger or nuisance including, but not limited to, excessive barking or causing property damage.
- All pets must be controlled by a leash when outside and under the supervision of the owner. All homeowners must pick up after their pet.
- Feeding of any pet must occur inside your home.

Parking & Vehicles

- Streets are a no parking zone except in certain areas to allow emergency vehicles to pass. **Report violations to City Code (252-329-4110) or Non-Emergency Police (252-329-4315).**
- Homeowners must park in assigned spots. Parking on the grass is against city code and destroys the community aesthetic.
- Vehicles: No wrecked, non-drivable, or junked motor vehicles. All vehicles must have current license plates.

- No boats, trailers, mobile homes, campers, recreational vehicles, or trucks rated over one ton are permitted to remain on streets or lots.
- All vehicles must be parked on the driveway. Parking on the grass is against covenants and city code.
- No vehicle repairs are permitted in the parking lots.

Trash & Bulky Pick-up

- All trash must be kept inside sanitary containers at all times. The City of Greenville will not pick up items outside the container.
- **Bulky Pick-up: Available by appointment (252-329-4522).** Leave items on the street only on your scheduled day.
- Construction debris (wood, carpet, paint, etc.) will not be picked up and must be taken to the city dump.

Home Maintenance & Landscaping

- Landscaping: Basic landscaping is provided by the HOA. This includes regular mowing and biannual trimming of bushes and trees.
- Front landscaping must be uniform. Dead or missing bushes must be replaced with identical or similar small evergreen bushes.
- Fenced areas must be maintained. Vines or plants should not grow high enough to be seen outside the fence.
- Any change to landscaping visible from the street must be approved by the Board of Directors prior to installation.
- Home Maintenance: Sole responsibility of the homeowner. This includes keeping lots free of debris, pressure washing as needed to prevent mold, and maintaining shutters and doors.

Personal Items & Windows

- Personal items must not be kept outside of the home or fenced backyard. Decorative items are limited to one or two small items (e.g., flower pot, garden flag).
- Windows: Screens and white horizontal blinds in good working order are required. Curtains facing the street must be white. No window AC units or blankets allowed.
- Storm Doors: Must be professionally installed, white, full-view glass, and of new quality. Other styles require written board approval.
- Fencing: Requires written consent from the Board. Must be pressure treated lumber and no more than 6 feet high.
- Satellite Dishes: Limited to one 18-inch dish. Must be professionally installed on the side or back of the house (not on top or on the fence).

- Architectural Control: Any exterior building or land changes must be approved by the Board of Directors prior to starting work.

Violation Enforcement

- 1st Letter: Courtesy Warning
- 2nd Letter: Fine Warning
- 3rd Letter: Fine Hearing (Fines: 1st offense \$50, 2nd offense \$100)

North Carolina law allows for fines up to \$100 per day while a violation exists. **Report violations at www.hoamgtcompany.com.**

ALLENTON

BOARD OF DIRECTORS

Color Code for Front Doors/Shutters

Current color was from sherwin williams A100 Gloss

BAC Colorant 02 32 64 128

W1 White

2 1

B1 Black

2 53 1

1

L1 Blue

4

15 1

1

Y3 Deep Gold 2

55 1