

Stonewall Villas Owners Rules & Regulations

All property owners in Stonewall Villa Phase 1 and Phase 2 are members of this association. The association encompasses Ashlar Court, Antebellum Court, Great Falls Court, and Manor Drive. Owners agreed to membership in the association upon becoming property owners in this subdivision. Please refer to the association's restrictive covenants for additional compliance requirements.

Key Homeowner Requirements

- **All questions, requests, or concerns must be sent in writing or via email to HOA-ENC.**
- **Architectural requests (fencing, pools, etc.) require board approval PRIOR to installation.**
- **Violation process: 30-day notice, followed by escalation and potential \$50 recurring fines.**
- **Maintain current contact information with HOA-ENC to ensure you receive important correspondence.**

Rules Violation Procedures

When in violation of the HOA rules and restrictions, the owner will be notified via email and if applicable, a photo of the violation will be provided. When the violation is corrected, it is the owner's responsibility to alert HOA Management and provide a photo to substantiate. If there is no reply (with photo) received from the owner, the violation will remain in effect until verification of correction is provided.

1. **First Notice:** If a violation of HOA rules is observed, a 30-day notice will be issued to the owner/tenant, requesting that the issue be addressed within that timeframe.
2. **Second Notice:** If the violation is not corrected within 30 days, the violation will be escalated to a 2nd warning with 15 days to correct.
3. **Third Notice:** If the violation persists, a 3rd and final warning will be sent with a 7 day grace period to take corrective action.
4. **Ongoing Violations:** Beyond the third notice, a **recurring fine of \$50** will be charged until the violation is resolved. These fines will be billed to the owner/tenant.

If there is an extenuating circumstance that an owner feels warrants an extension of the deadlines listed above, please contact the HOA Manager to discuss.

Residential and Architectural Guidelines

RESIDENTIAL USE: No lot shall be used except for residential single-family residential purposes.

PURPOSE: No business or commercial use permissible. The purpose herein described shall be used for residential purposes only and **no business or commercial enterprise may be carried on upon the premises.**

ARCHITECTURAL CHANGES: An architectural request form must be completed and submitted with photos of planned structure to the HOA Management for board approval PRIOR to installation. Such items requiring approval include, but are not limited to, fencing, garages, decks, sheds, walls, storage units, pools, satellite dishes, driveways and gazebos. In order to be approved for install, structures must be in compliance with the restrictive covenants. Fences should be constructed of PVC. Pools, trampolines and other recreational equipment such as swingsets, must be kept within a fenced, enclosed area. **Prohibited items to place on the exterior of your home include but are not limited to above ground pools, clotheslines, colored bulbs or flood lights, signage for advertising.**

TEMPORARY STRUCTURES: No deck, garage, outbuilding or trailer is to be used as a temporary or permanent dwelling nor shall a temporary structure, such as a tent, be used as a residence.

Community Conduct and Pets

NUISANCE: No noxious or offensive trade or activity shall be permitted on the property that may become an annoyance or nuisance to the neighborhood. **Fireworks as well as the discharging of firearms are not allowed.**

PETS: Owners are responsible for their pets. Pets are not allowed to be staked into the ground. Any dog pen, kennel or comparable pet housing must be inside of a fence and closer to the animal owner's dwelling than to any adjoining dwelling. **Pets cannot roam free; they must be leashed if not fenced in. Owners must "scoop the poop" and dispose of the waste properly.** Pets must be non-aggressive, not kept or used for breeding, or maintained for any commercial purposes.

Parking and Vehicle Maintenance

PARKING: Passenger vehicles must be parked on the concrete driveway. If necessary due to more vehicles than driveway allows, it is permitted to park on the grass beside the driveway or on the street. **Vehicles are not allowed to be parked in the front yard or at your front door. Prolonged street parking is prohibited.** Vehicles must not block driveways, sidewalks, mailboxes or any access points or impede traffic. Any vehicle that does not have proper registration or license plates shall not be kept on any property for more than ten days without a valid license plate. **Boats, ATVs, trailers, motorhomes, tractor-trailer cabs with or without trailers, campers, trucks in excess of 1 ton and recreational vehicles must be properly licensed. They may not be parked on the street or on any lot in an area visible from the street.**

VEHICLE MAINTENANCE: Minor vehicle maintenance, such as oil changes or tire changes, must be completed within 24 hours. All vehicles parked on the property must be in good working order at all times. Vehicles should be operational and not left in a state of disrepair. **Any major repairs or extended maintenance must be performed off-site.**

Property Maintenance and Decor

EXTERIOR MAINTENANCE: Grass, edging, and vegetation must be maintained. Vegetation and weeds over 8 inches high are in violation. When mowing or trimming, any grass clippings must be blown or swept back into your yard or properly disposed of. **Do not leave clippings or debris on sidewalks or in neighboring yards.** The exterior of homes must be kept clean and well-maintained. This includes regularly removing dirt, debris, and stains. Homes should be pressure-washed as needed.

TRASH: All trash and recycling cans must be stored inside a fenced area, a garage, or on the side of the home. They must also be moved from the road within 24 hours of city pickup. In the event of a trash spill or accident, any spilled waste must be cleaned up immediately.

EXTERIOR DECOR: Furniture, rugs and decor located on the exterior of the home must be specifically designed for exterior use. Couches and household furniture are not allowed on the exterior of homes.

Tenant and Legal Responsibility

Owners and agents of owners are responsible for the upkeep of rented homes. HOA Management does not correspond with tenants other than for actual emergencies. Tenants should be made aware of the restricted covenants and community rules upon leasing. **In the event that an owner or resident violates any of these rules or regulations and the result is injury, property damage or other liability issues, the owner of the residence will be held responsible rather than the association.**

Contact and Portal Information

All questions, requests, or concerns **MUST be in writing or via email** to HOA-ENC.

HOA-ENC's office: 1302 East Firetower Road, Greenville, NC 27858.

Website: <https://www.hoamgtcompany.com>.

Owners are responsible for providing a mailing address, phone number and email address. All owners are encouraged to set up a **Resident Center portal** on the HOA-ENC website to view documents, make payments, and receive notices.

Your current HOA Manager is **Rhane "Nae" Martin** (manager.hoaenc@gmail.com). The general office email is **info.hoaenc@gmail.com**. Offices are open Mon-Thurs 9 a.m. - 5 p.m. and Fri 9 a.m. - 1 p.m.

Effective: 08/2026