

Tara Homeowners Rules and Regulations

2026-2027

Tenants

- Tenants must follow all rules and regulations, which must be included in the lease agreement and provided to renters by the homeowner.
- Non-resident owners should note that Section 32-3 of the Greenville Zoning Ordinance limits occupancy to no more than three (3) unrelated individuals per single-family dwelling.
- Properties in Tara Condominiums are designated for residential use only.
- **Homeowners are responsible for their tenants' actions.**

Violation of Conduct

Any resident or guest who communicates verbal or nonverbal threats, engages in intimidation, or displays aggressive behavior that disrupts the community's safety and well-being will face serious consequences. Initial violations will result in a formal warning. If the behavior continues, the resident may be asked to leave the community. Additionally, substantial fines will be imposed, and failure to pay may result in an automatic lien on the property. Respectful and considerate conduct is required to maintain a safe and harmonious living environment.

Pet Regulations & Responsibilities

- **Proof of Vaccination:**
- Owners must provide proof of vaccinations upon request to the HOA-ENC or any Board Member. All pets must be registered with **HOA-ENC**. To request a pet registration form, email kathyphoa@gmail.com.
- Proper identification tags detailing vaccination records are considered valid proof and are recommended by the association.
- **Fines for Non-Compliance:**
- Failure to comply with **Pet Regulations** will result in a **\$100.00 per day fine**.
- **Alignment with City Code**
- The HOA adheres to additional rules, regulations, and definitions set forth by the **City Code of Greenville, NC**.

Liability for Pet-Related Incidents:

- If a pet causes an injury that results in an insurance claim, the unit owner will be responsible for **all associated costs**, including:
- Settlement or judgment fees

- Attorney fees
- Court costs
- HOA personnel costs

Greenville, NC City Code 12-16: Pet-Related Definitions & Regulations

- Homeowners are responsible for all damages caused by their pets or the pets of their tenants or guests.
- **Restricted breeds include, but are not limited to:**
 - Pit Bull
 - Rottweilers
 - Doberman Pinschers
 - German Shepherds
 - Chow Chows
 - Wolf Hybrids

Aggressive Animal

- Any animal that attacks or attempts to attack a person without provocation, even if no severe injury occurs.
- Any animal that, on more than one occasion, attacks domestic animals, causing injuries.

Attack by an Animal

- Any act of aggression by an animal against a person or domestic animal, including:
 - Biting
 - Knocking down or toppling
 - Tearing clothing
 - Causing a person to flee in fear of attack

Dangerous or Vicious Animal

- An animal that, **without provocation**, causes severe injuries or death.
- An animal trained for or used in fighting.
- An animal that aggressively approaches a person in a terrorizing manner, resulting in injury or death.
- Any animal previously deemed **potentially dangerous** that attacks again.

Potentially Dangerous Animal

- An animal that inflicts **severe** injury on a person without provocation.
- An animal that kills or severely injures another domesticated animal.

- An animal that aggressively approaches another person in an apparent attitude of attack.

Severe Injury

- Any injury resulting in broken bones, life endangerment, disfiguring lacerations, or requiring cosmetic surgery or hospitalization.

Pet Ownership & Community Rules

Pet Limitations:

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- A maximum of **two (2) household pets** per unit is allowed.

Leashing & Restraints:

- No **dogs may be staked** on common areas.
- **Lead lines are prohibited.**
- All pets **must be leashed** when outside (per City of Greenville Animal Control Ordinance).
- **Residents must restrain cats and not allow them to roam freely.**

Property Damage:

- Owners are responsible for **any damages caused by their pets** in common areas and must cover the cost of repairs.

Outdoor & Noise Regulations:

- Pets **cannot be left outside unattended**, including balconies and patios.
- **Excessive animal noise** should be reported to:

Greenville Police Department or Animal Control at (252) 329-4387.

- Complaints can also be made to the management company via **email or written notice** with specific details
- Owners must immediately clean up pet waste. Failure to do so will result in fines.
- Pets should be walked away from buildings and directed toward designated pet areas which have doggie pick up stations. Urination on shrubs, air conditioning units, trees, or non-designated areas is prohibited. Owners will be charged for landscaping damage.
- Cats must not be allowed to roam freely.
- Pet waste, including cat litter, must be sealed in plastic bags and disposed of properly.

Water Bill Policy

- Water usage is monitored regularly.
- The association covers each unit's monthly water/sewer bill.
- If an unusually high water bill is detected for a building, the HOA Management Company will ask owners, property managers, and occupants to check for leaks.
- If a leak is not repaired promptly, the Association will charge the homeowner for excessive water usage, including (but not limited to) running toilets, dripping faucets, shower heads, and leaks under sinks.

Storm Doors, Windows, and Patio Coverings

- Storm doors may be installed at front entrances, prior written approval from the Board of Directors is required for both storm doors and replacement windows. Request to HOA-ENC in writing with photo.
- Glass storm doors must have a white finish, and kick plates must not exceed 6 inches in height.
- The same type of storm door may be installed on side entrances, if applicable.
- Patio **Shades** must be neutral colors (white, beige, brown, or tan) and kept clean.
- All patio curtains must be **White** and installed with the unseamed side facing outward. (Tied back unless in use)
- Only blinds may be used as window coverings—flags, banners, and decorative materials are not permitted.
- Blinds must be in good condition; broken, missing, or bent blinds must be replaced.
- Window screens must be maintained in good repair, and any missing or damaged screens must be replaced.
- **Screen doors are not permitted.**

Termite Control and Damage

- Annual termite inspections (interior and exterior) are provided at no additional cost to homeowners.
- Homeowners are responsible for any damages that result from negligence, especially when timely reporting to the HOA could have minimized the issue. Failure to promptly address or report concerns may lead to increased repair costs and liability for the homeowner. It is essential to notify the HOA as soon as potential issues arise to prevent further damage and ensure proper resolution.
- Additionally, it is the homeowner's responsibility to maintain documentation verifying that they have reported claims to the HOA. Proper record-keeping helps ensure accountability and supports any necessary follow-up actions.

Units for Sale or Rent

- “For Sale” or “For Rent” signs are not allowed on the property, including in windows.
- Short-term rentals, including Airbnb, Vrbo, and similar services, are strictly prohibited.
- All units must be fully insured and maintain minimal utility services at all times, including during vacancies.

Plantings and Outdoor Decorations

- Flower boxes may not be installed at the front of the units.
- Personal gardens (vegetables and fruit) are prohibited in common areas. Including flower gardens. Pots with plants may be incorporated but must be minimal and be attractive
- The Board must approve any planting of trees, flowers, or bushes, as well as any modifications to common areas, including flower beds, grassy spaces, and changes to the standard brown mulch. Unauthorized plantings may be subject to removal. However, potted flowering plants are permitted, as they offer seasonal flexibility and easier maintenance. Additionally, upon request, white river rock—matching the style used around the clubhouse—may be allowed in moderation in front of units. Placement must be approved before installation by the homeowner or tenant. One decorative birdhouse per unit corner is allowed; however, bird feeders are not permitted.
- Small seasonal decorations are allowed in moderation and must be neatly maintained. If overcrowding occurs, removal may be required.
- Creeping or ground-cover plants should not be planted, as they can obstruct other landscaping.
- Entryways, porches, and patios may have patio furniture, decorative items, and potted plants, with a limit of 8 pots (size-dependent).
- Water hoses must be neatly stored, bicycles and grills must **not** be placed in flower beds.
- Existing ground cover must be maintained and kept trimmed so as to not impede into other plants by the resident of the nearest unit or may be removed at the homeowner’s expense.
- Edging is permitted but must be sturdy, properly installed, and neatly maintained. It should be consistent in appearance. Wood pickets and wire fence-style edging around beds are **not** allowed. Rubber or metal edging is preferred.

Dumpster Rules

- Paint cans must be completely dried out before disposal.
- Large items such as appliances, flooring, and construction debris must be removed by the installer or taken to a landfill by the resident.
- Furniture and mattresses require a scheduled pickup with the City of Greenville Public Works (252-329-4522).

- Items may only be placed beside dumpsters the night before pickup. Residents should confirm pickup dates using the **Greenville City Compass** app.
- Do not place items in front of dumpsters.
- Parking in front of dumpsters is strictly prohibited. Violators will be towed at their own expense.

Grills

- Each unit is allowed one grill stored outside on the front or side porch.
- Grills must be covered after cooling and should not be left on porches or patios for more than 24 hours after use.
- Grilling is only permitted on grassy areas at least 10 feet away from buildings and flammable materials. It is prohibited on second-floor porches, in flower beds, parking lots, and entry walkways. City Code
- **Second-floor residents may store grills near their entry as long as they do not obstruct access.**

General Regulations

- Homeowners are responsible for the actions of their tenants, guests, and family members. Any damages or fines incurred by tenants will be charged to the homeowner.
- Skateboards, rollerblades, scooters, and bikes are not allowed on walkways or in common areas.
- Discharging any weapon, including BB guns and air rifles, is illegal. Fireworks and laser devices are also prohibited.
- Holiday decorations may be displayed four weeks before a holiday and must be removed within three weeks after. Decorations must remain within porches or door entry areas.
- Live Christmas trees must be disposed of by the homeowner or tenant via city services.
- Sidewalk chalk may only be used in front of a homeowner's unit and must be cleaned off the same day.
- Noise levels should be kept at a reasonable volume, especially between 11:00 PM and 8:00 AM. Violations should be reported to the management company and local authorities.
- Common areas and the pool may not be reserved for private parties unless sponsored by the Tara Homeowners Association.
- Littering, including cigarette butts, is prohibited.
- Political signs are not permitted.
- Porches, patios, and areas in front of doors should be kept tidy and not used for storage. Excessive items are not permitted, and walkways must remain clear and unobstructed. City Code
- Yard sales, bake sales, and craft sales are not permitted on the property. However, residents may request Board approval to reserve the community building for

clubhouse events. A portion of the proceeds will go back to the community and be used for improvement projects at the Board's discretion. Event organizers must plan and manage the event and sign a waiver of responsibility. Request in writing to HOA-ENC.

Vehicles

- Each unit is assigned **two** parking spaces. Any exceptions must be approved by the Board of Directors.
- Vehicles must be parked within designated spaces. Can be towed at owners expense.
- All vehicles must have a current DMV registration and be in operable condition, including properly inflated tires or will be towed.
- Homeowners may not store vehicles on the property. A vehicle is considered "stored" if it is left in a non-assigned space for **14 consecutive days**. If a guest is staying longer than a week and will be parking in a visitor space, approval from **HOA-ENC** is required, or could be towed.
- Management will issue a 24-hour warning for any improperly parked or unauthorized vehicle. If not moved within 24/72 hours, the vehicle will be towed at the owner's expense.
- Mini bikes, motorbikes, and vehicles may not be driven on sidewalks or grassy areas.
- Oil changes and mechanical repairs are strictly prohibited on the property.
- **Car washing is allowed but limited to occasional not daily. (Preferably homeowners will use car wash facilities located in many areas of the city.)**

Occasional rinsing (e.g., during pollen season) or to clear vehicles from dust or debris that may hinder vision is permitted.

- Professional detailing services are permitted; however, please use them in moderation and be mindful of your neighbors.
- Excessive water usage for car washing by any resident may result in the homeowner being charged for overuse.

PLEASE READ CAREFULLY ALL OF THE ABOVE

Any unit found in violation during routine quarterly inspections will receive an initial warning letter. Then if not in compliance within 30 days, a violation of Rules and Regulations will immediately trigger a notice of hearing letter, which will be mailed to the owner's address on file with the management company. This violation may result in a fine of up to \$100 per day or per occurrence.

1302 E. Fire Tower Rd Greenville NC 27858

Kathy Price - kathyphoa@gmail.com Office: 252-565-4820

LEAK POLICY: A copy of the leak policy is on the HOA-ENC Website and Buildium Portal (Tara)

These regulations are in place to ensure a safe and harmonious living environment for all residents of Tara Condominiums.

Please sign and return to HOA-ENC 1302 Firetower Rd. Greenville NC 27858

Name: _____

Address: _____ unit # _____

Mailing address if not Tara _____
