COUNTRYAIRE VILLAGE HOA

Rules and Regulations (2026–2027)

These Rules and Regulations have been established to help maintain the appearance, safety, and overall quality of the Countryaire community and to promote the peaceful enjoyment of the property by all homeowners and residents.

The Rules and Regulations listed in this document are not all-inclusive. The Board of Directors has the right to amend, revise, add, or remove rules as necessary, subject to the Association's governing documents and applicable law.

All homeowners are responsible for ensuring that their family members, tenants, guests, and other occupants comply with the Association's Rules and Regulations.

Homeowners are encouraged to review this document carefully and remain informed of any updates or changes adopted by the Board of Directors.

Countryaire Homeowners Association

Rules and Regulations

2025–2027

Lawn Care and Property Maintenance

- Grass must be kept neatly cut at all times. Weed-eating is required, and grass must not grow over curbs or sidewalks.
- Trees must be trimmed to avoid obstructing drivers' views on roads or impeding neighboring properties.
- Shrubs must be trimmed below the roofline and below front windows.

Mailboxes

- Mailboxes must be kept in good condition.
- **Two (2) weeks** are allowed to repair or replace the item, or to provide proof that the item has been ordered.
- **Second Notice:** A fine of **$50.00 per month** will be assessed until the violation is corrected.
- **Third Notice:** A hearing will be scheduled with the Board of Directors, which may result in a substantial fine or additional penalties.

Screens, Blinds, and Windows

- Screens and blinds must be in good repair.
- No broken windows are permitted.
- **Thirty (30) days** are allowed to repair or replace, or to provide proof of order.
- **Second Notice:** A fine of **$50.00 per month** will be assessed until the violation is corrected.
- **Third Notice:** A hearing will be scheduled with the Board of Directors, which may result in a substantial fine or additional penalties.

Pressure Washing

- Homes must be pressure-washed regularly (2x per year), including the front, sides, and back of the home.
- **Thirty (30) days' notice** will be given.
- A fine of **$50.00 per month** may be assessed.
- **Second Notice:** A hearing will be scheduled with the Board of Directors, which may result in a substantial fine or additional penalties.

Equipment Storage

- All equipment (including lawn tools and storage items) must be stored in the backyard or garage.
- Equipment may not be placed on the side of the home or in the front yard.
- **Two (2) weeks** are allowed to relocate equipment.
- **Second Notice:** A fine of **$50.00 per month** will be assessed until the violation is corrected.
- **Third Notice:** A hearing will be scheduled with the Board of Directors, which may result in a substantial fine or additional penalties.

Fencing

- Fences must be kept in good condition, standing upright, clean, and free of weeds.
- Repairs must be made as needed.
- **Thirty (30) days' notice** will be given.
- A fine of **$50.00 per month** may be assessed.
- **Second Notice:** A hearing will be scheduled with the Board of Directors, which may result in a substantial fine or additional penalties.

Fence Approval Requirements

- Board approval is required for all new fencing styles and placement before installation.
- Permits must be obtained from the Town of Ayden before installation.
- A copy of the approved permit must be emailed to the HOA-ENC.

Trash Cans and Outdoor Items

- Trash cans must be removed from the street the night of trash pickup or no later than the following morning. **$50.00 fine per day**
- Basketball hoops must be removed from the street on trash day.

Pools & Satellite Dishes:

Above-ground pools are prohibited. Any size. NO pools.
Satellite dishes under 24 inches in diameter are permitted, but only in the rear yard

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Parking

- No parking of recreational vehicles (RVs, boats, trailers, etc.) is permitted in yards or on subdivision streets. **$50.00 per day**
- No broken-down vehicles are permitted.
- The City will be contacted for removal if necessary.

Pets

- Only domestic animals are permitted.
- No hogs, swine, poultry, or farm animals of any kind are allowed.
- The leash law must be followed. Town and HOA policy
- Owners must clean up after their pets. Town and HOA policy
- City and HOA fines may apply.
- HOA fine: **$50.00 per occurrence**.

Architectural Approval

- Any changes to the exterior of a property require prior written approval from the HOA Board.
- All requests must be submitted by email to **HOA-ENC** (preferred through the Buildium portal).
- Doors, shutters, and other exterior features must be properly painted and maintained and must match in color.
- Unapproved structures or exterior changes may result in fines or require removal at the owner's expense.
- All requests must comply with Town of Ayden zoning setback requirements and permit regulations.
- Sheds must match the home's architecture, including roof material, and must be placed on a concrete block floor.
- Fences must be placed no closer than the rear corner of the existing house.

Enforcement and Compliance

- All homeowners are responsible for maintaining their property in compliance with these Rules and Regulations.
- Violations will result in a written notice from HOA-ENC.
- Failure to correct violations within the time stated in the notice may result in fines as allowed by the HOA.
- Continued noncompliance may result in further enforcement actions, including legal proceedings, at the homeowner's expense.