TURTLE CREEK HOA RULES & REGULATIONS

Updated & Approved by the Board of Directors of Turtle Creek Homeowners Association September 2025.

All residents (owners and tenants) are required to abide by the guidelines set forth in this document, in addition to the recorded Restrictive Covenants and Bylaws for Turtle Creek Homeowners Association.

Renters are considered equal with resident owners to abide by these rules and regulations. The City of Greenville prohibits residential occupancy in any structure or dwelling unit of more than 3 unrelated individuals. (City Ordinance Sec. 9-4-22, Definitions).The owners of the property in violation of this Ordinance are subject to enforcement action up to and including the issuance of Civil Citations of $50 per day for each and every day the violations continue. Any homeowner who rents their unit must provide the management company with the name(s) and contact information for tenants.

I - GENERAL REGULATIONS:

1. Owners will be held responsible for any damage caused to the buildings, common areas, trees, dumpsters, etc. by their residents (of any age), pets and/or guests.
2. Personal property is not allowed to be stored outside of the patio, in front yards, or under the stairwells. Any items found under the stairwell or in the common areas may be removed without notice. Nothing should be stored in the common areas without prior approval from the Board of Directors.
3. All decorations must be confined to the unit's shrubbery beds, patios/balconies, and/or the area around the front door. Each unit is allowed up to two decorative items (limited in size) by the front door. Decorations may not hinder the day to day operations of the landscaping vendor or present a hazard for residents/guests. If a complaint is received about a decorative item being offensive, the Board reserves the right to require removal of said item/s.
4. Holiday decorations may be displayed four weeks prior to the holiday and must be removed no later than two weeks after the holiday.
5. Water hoses may be stored in the small landscaped area between two ground level units but must be kept in proper housing when not in use. Water hoses that cross over any sidewalks or in front flowerbeds can present a tripping hazard.
6. Any furniture in the breezeways must be designed for outdoor use and remain in good condition. A 3 foot clearance must be maintained for accessibility.
7. All For Sale/For Rent signs shall be placed in the landscaping in front of the unit that is listed. Only one sign per unit is allowed. Any additional signage must first receive Board approval. Signage of any nature is prohibited on the common areas or entrances and will be removed. The posting of political signs is NOT allowed at Turtle Creek.
8. All trash items are to be placed inside the proper receptacle (dumpster or recycle bin). Any bulk items must be reported to the City of Greenville – Sanitation Department via City Compass through their website http://www.greenvillenc.gov or by calling 252-3294522. DO NOT place bulk items beside the dumpster until items are reported to the City. The City will not pick up construction debris (including appliances, carpet, etc); these items need to be removed from the

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property by the installer/resident. Paint cans are NOT to be placed in dumpsters until fully dry/hardened or completely empty.

9. Cigarette butts and other waste shall not be discarded in the common areas.

10. Skateboards, rollerblades, scooters, bikes, hover boards, etc. are prohibited from use on the entryways, breezeways, sidewalks, or common area (including the 1125 slab). Mobility scooters are permitted.

11. No items (basketball goals, soccer goals, etc.) are to be placed on the common areas, including the parking lot and 1125 slab. The common areas may be used for playing so long as it does not destroy grass, plantings, or other structures, and is not too loud so as to be an annoyance or nuisance to the neighborhood.

12. The use of sidewalk chalk on common areas is prohibited.

13. It is illegal to discharge any weapon, including air rifles and BB guns. Any offense of this nature should be reported to law enforcement. Use of fireworks and laser devices are also prohibited.

14. No propane tanks may be installed at Turtle Creek to provide gas service for home appliances. Gas/electric grills may be stored on first floor patios only. Section 504.8 of the North Carolina State Fire Prevention code prohibits outdoor grilling within ten (10) feet vertically and horizontally of all occupancies. The code applies to charcoal grills, LP-gas grills, hibachis, smokers, or any appliance which use an open flame to cook. After use of the grill it needs to be returned to the patio, when cool, within 24 hours. Damage to any part of the building or common areas as a result of heat and fire from the grill will be the responsibility of the homeowner. Grilling is not allowed in the parking lot, in front of buildings, on the side of any building, or on the 1125 slab. All grills and the like are NOT to be stored or used on second floor balconies. Charcoal grills are strictly prohibited from the property.

15. No obnoxious or offensive activity that may become an annoyance or nuisance in the neighborhood is allowed. Music, TV, pets, chatter, etc should not be heard louder than normal conversation level, especially during the hours of 11:00pm-8:00am. Refer to City of Greenville Ordinance regarding noise levels. Any concerns of suspicious or illegal activities MUST be reported to Law Enforcement as the HOA has no authority over these issues.

16. Parties are not permitted on the common areas, including the pool, unless sponsored by the Turtle Creek Homeowners Association. Profit-making events are not allowed in Turtle Creek common areas, to include but not limited to garage sales, yard sales, bake sales, etc. UNLESS they are sponsored by the HOA.

16. No feeding of wild/Non-domesticated animals on the common areas or on the property.

(ie. example but not limited to - Bird feeders, Ferial cats, Squirrels, Rabbits)

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II - ARCHITECTURAL CONTROL

1. Window treatments are mandatory to maintain the uniformity and integrity of the property. Only white/beige blinds/curtains or venetian blinds, or curtains lined in white, will cover all windows and must remain in good condition. No flags, banners, or other colorful materials will be used as drapes, curtains or coverings. White/beige pleated shades or brown/beige bamboo blinds are the only materials that can be installed on porches/balconies.
2. It is required that exterior window screens must remain on and in good condition at all times. Window screens are the homeowners' responsibility.
3. Decorative items may only be hung in a manner that does not damage the exterior building materials. Owners will be held responsible for any damages caused to the building (exterior or interior) from improperly hung items. Hooks for light items are permitted to be installed in the top part of the patio/balcony opening ONLY, not on the sides of railing posts.
4. Patios and balconies will be kept neat and clean at all times. Residents shall not store/hang/drape rugs, towels, laundry, or other household items on the railings or other portions of said balcony or patio.
5. No exterior addition or change or alteration is permitted until the plans and specifications showing the nature, kind, shape, height, materials, and location shall be submitted for Board review and approval.
6. Storm doors may be installed on the front entrances of any unit. Both storm doors and replacement windows require prior written approval from the Board of Directors. All storm doors must be white with a full-view glass door and no screen insert. A kick plate no taller than 6" may be installed at the bottom of the storm door.
7. If you are interested in putting up a satellite dish you must submit your request, in writing, to ENC-HOA Management to be approved by the Board of Directors. The request must state the size of the dish, the installation company name, and where the dish will be installed. No satellite dishes are to be installed on the building or on the common ground. Any satellite dishes that are not approved or on the common grounds can be removed by the Board of Directors.
8. Residents are NOT permitted to landscape any part of the common grounds. No flower boxes may be installed on the front of the unit. Any plants placed in flower beds by residents must be in containers and remain well maintained. The contracted landscaper will not maintain potted plants – these are owner/resident responsibility.
9. A/C window units are prohibited.
10. Termite damage repair, both exterior and interior, is the responsibility of the homeowner. Exterior annual termite inspections will be scheduled through the management company. Although it is not required, homeowners are highly encouraged to have the inside of their units inspected, also. This is a service covered under the Association's pest control contract.

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III - PARKING:

The following violations will cause your vehicle to be towed. Notice will be placed on the vehicle in violation, providing the owner a limited time to correct the issues or contact management. If you are double-parked, parked in an undesignated area, in front of dumpsters, or on the grass/common area, the vehicle will be towed at the vehicle owner's expense immediately with NO NOTICE GIVEN.

1. Only passenger cars and/or trucks of ¾ ton capacity or less shall be permitted to utilize the parking spaces.
2. Vehicle repair or maintenance is not permitted within Turtle Creek development.
3. The Homeowner is responsible for costs of cleaning and/or repairing damage to parking lot caused by his/her vehicle(s), tenant's vehicle(s) or guest's vehicle(s) including, but not limited to, leaking oil, antifreeze, or other corrosive substances on the pavement or parking lot.
4. All cars, no matter where they are parked, MUST have current license/inspection stickers, and should remain in drivable condition (this includes keeping tires inflated).
5. All vehicles must be parked within lines of designated space for the unit. Parking across lines is NOT allowed.
6. Homeowners are not permitted to store vehicles. Stored vehicles are defined as vehicles that have been parked in a non-assigned spot for fourteen consecutive calendar days.
7. Parking in handicapped spaces without proper documentation represented is prohibited. Anyone parked in handicapped parking without a handicap plate or placard on the rear-view mirror can and will be towed on sight.
8. Absolutely no boats, trailers, or recreational vehicles are to be parked on Turtle Creek property. They are subject to being towed on sight at the owner's expense.
9. Portable storage containers for moving purposes only may be in place for a maximum of 5 days only.
10. Mobile Detailers are allowed they must 1) Be self contained ie.bring their own water/Electic using condo water hook up is not allowed. 2) are only allowed to set up and use the unmarked parking area in front of the 1125 slab.

IV - PETS:

Any pet violations must be submitted in writing/email with as much detail as possible. Minimum information needed to issue a violation is as follows: unit the pet/owner resides in, date & time of occurrence, and description. Without the proper information Turtle Creek HOA cannot and will not respond to pet complaints.

1. No dog(s) may be staked in the common area(s).
2. All pets should be leashed (as stated in City of Greenville Animal Control Ordinance). Residents are requested to restrain cats and NOT allow them to roam free.
3. Pet owners shall pick up and dispose of pet waste properly.
4. Do not allow dogs to urinate on shrubs. Shrubs are killed by dogs' urine.
5. Should any damage be caused by pets in the common areas, the owner of the unit where the pet resides will be responsible for the cost of repairs.

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6. Any excessive animal noise should be reported to the Greenville Police Department or Animal Control Office at (252)329-4387 for immediate attention.
Complaints may also be made to ENC-HOA Property Management in writing/email with specific information.

Any unit with violations noted during routine inspections will receive an initial warning letter mailed to the address on file with the management company or noted property manager's address. A second violation of the same nature or an ongoing issue that remains unresolved will result in a notice of hearing, and can result in a fine of up to $100 per day or occurrence. Vehicle violations will receive a notice placed on the vehicle and may result in it being towed if remains unresolved. Pet violations will result in the immediate issue of a notice of hearing – no warning will be issued.

All information related to violations must be submitted in writing to
ENC-HOA Property Management
1302 E. Fire Tower Rd, Greenville
252-565-4820 (office) Email: info.hoaenc@gmail.com