🏡 Turtle Creek HOA – Quick Reference Rules (March 2025)

All residents (owners & tenants) must follow these rules **and** the HOA's Covenants/Bylaws. City law: **No more than 3 unrelated people** per unit. Violations can result in $50/day fines for the owner.

📜 General

- **Owners are responsible** for any damage caused by residents, pets, or guests.
- **No storage** outside patios, in front yards, or under stairwells.
- **Decorations** – Max 2 small items at front door; holiday décor up to 4 weeks before & remove within 2 weeks after.
- **Nothing** in breezeways.
- **No political signs**; only 1 "For Sale/Rent" sign at the front of the unit.
- Trash in dumpster/recycle bin only; call City (252-329-4522) for free bulk pickup.
- **No littering** (cigarette butts, etc.).
- Skateboards, bikes, scooters, etc., are not allowed on breezeways, sidewalks, or the 1125 slab.
- No sports goals or sidewalk chalk on common areas.
- No weapons, fireworks, or laser devices.
- Grills allowed **only on first-floor patios**; 10 ft clearance required; no charcoal grills.
- Noise must be at a normal conversation level, especially from 11 pm–8 am.
- No parties/events in common areas unless HOA-sponsored.
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- **Do not feed birds or squirrels** (fines apply).

Architectural

- Window coverings must be white/beige; porch/balcony shades: white/beige pleated or brown/beige bamboo.
- Screens are required and must be in good condition.
- No hanging items that damage the building; only hooks in the top patio/balcony beam.
- Patios/balconies must be neat; no rugs, laundry, or clutter.
- All exterior changes need **written Board approval**.
- Storm doors: white, full-view glass, max 6" kick plate.
- Satellite dishes need approval; none on buildings/common grounds.
- No resident landscaping of common grounds; potted plants only.
- No A/C window units.
- Termite repairs are the owner's responsibility; annual exterior inspection by the HOA.

Parking

- No parking on grass, in front of dumpsters, in undesignated spots, or double-parked (towed immediately).
- No vehicle repair/maintenance on the property.
- All vehicles must be drivable & have current tags/inspection.
- Park **within lines**; no storing vehicles (14+ days unmoved).
- Handicap spaces require a valid plate/placard (towed without).
- No boats, trailers, or RVs.
- Storage containers allowed for moving only – max 5 days.

🐾 Pets

- No staking dogs in common areas; pets must be leashed.
- Cats should be kept indoors.
- Pick up all pet waste; fines apply.
- No dog urination on shrubs.
- Owners are responsible for pet damage.
- Excessive noise → report to Police or Animal Control (252-329-4387).

🔔 Enforcement

- Most violations: (not limited to the list)
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- 1st warning → repeat fines up to **$100 a day**.
- Pet violations: immediate hearing notice (no warning).
- Parking violations: towing 24 24-hour notice.
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Contact HOA-ENC
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