

## **RULES FOR NORTH HAMPTON HOMEOWNERS ASSOCIATION, INC.**

### **Leasing**

**Prior to leasing a house, or any part thereof, the homeowner must provide a copy of the lease to Board. Said lease shall contain the residence address, the owner's name and mailing address, and the name(s) of the renter(s). The lease shall also contain a provision that the renters agree and understand that they are subject to all the covenants and rules of the Association.**

*Category #1 Fine Violation*

### **Maintenance**

- 1. Conditions where Bermuda grass won't grow, Fescue grass may be planted.**
- 2. Maintenance of yards shall consist of:
  - A. Regular cutting of the grass;**
  - B. Regular edging of the yard, driveway, & walkway;**
  - C. Cleaning up of grass clippings; and**
  - D. Maintenance of island areas with mulch, pine straw, rock, or other commonly used landscaping materials.****
- 3. Maintenance of houses and any other structures shall consist of repairs, painting, and pressure washing on an as needed basis.**
- 4. Repair maintenance of houses shall consist of replacement of shutters, garage doors, front doors, roofs, etc., on an as needed basis.**
- 5. Homeowners must maintain easement and right-of-way areas that adjoin their property.**

*Category #1 Fine Violation*

### **No Solicitation**

**No solicitation or advertising services is allowed in the community, including the posting of handbills. This doesn't include fundraisers or charity organizations.**

*Category #1 Fine Violation*

### **Pets**

**No homeowner shall care for more than 3 domestic animals (pets) per tract. No animals shall be allowed for commercial purposes. Pets shall be on a leash when outside of an enclosed area. Owners of Pets will immediately pick-up, and properly dispose of, any animal droppings left on the common areas, sidewalk areas, or any neighbor's property. Pets shall not be allowed to become excessively noisy, as to create a nuisance.**

*Category #2 Fine Violation*

### **Satellite Dishes**

**Exterior satellite dishes no larger than one meter in diameter shall be allowed without requiring pre-approval of the ACC, but shall not be placed on the front of the home, unless it is the only location that the Owner can receive a reasonably acceptable signal.**

*Category #1 Fine Violation*

## Vehicles

**Vehicles may not be parked in yards or easements. Vehicles may only be parked in the driveway or the garage. Vehicles may not be parked on the street overnight. All vehicles must be tagged and licensed.**

Category #1 Violation.

## **FINE PROCEDURES AND AMOUNTS**

**The First Letter** is sent certified mail to the homeowner when a violation occurs. This letter shall state the following:

1. The applicable rule or covenant that has been is violated;
2. The applicable fine amount;
3. That the violator will lose all voting rights and use of amenities; and
4. A notice that the above penalties not apply if the violator corrects the violation within 10 days, or files a written appeal to the Board within 10 days via certified mail. The Board shall send a written, dated decision approving or denying the appeal to the violator via certified mail.

Violators will be responsible for reimbursing the Association all mailing costs. If an appeal is filed, and subsequently denied, penalties shall begin running the date of the denial.

**The Second Letter** is sent if the homeowner doesn't respond to the first letter. This letter will be sent via regular first class mail, and will inform the violator that the fine has begun accruing, and that the violator has lost their voting rights and use of the amenities. The violator will also be informed that the Association can collect fines by filing a Lien on the violator's property.

### ***Category Fine Amounts:***

**Category #1 - \$50.00 per day, per violation.**

**Category #2 - \$75.00 per day, per violation.**

**Category #3 - \$100.00 per day, per violation.**

**All covenants and rules have been categorized for violation fines. These categories are defined as the following:**

**Article 7:**

- Section 1 - Category #3**
- Section 2 - Category #1**
- Section 3 - Category #3**
- Section 4 - Category #4**
- Section 5 - Category #3**
- Section 6 - Category #3**
- Section 7 - Category #1**
- Section 8 - Category #3**
- Section 9 - Category #1**
- Section 10 - Category #3**
- Section 11 - Category #2**
- Section 12 - Category #1**
- Section 13 - Category #1**
- Section 14 - Category #3**
- Section 15 - Category #1**
- Section 16 - Category #2**
- Section 17 - Category #3**
- Section 18 - Category #3**