

Ashcroft at the Commons HOA, INC.
Rules and Regulations
Established 08/2010
Revised 05/2022
Revised 07/2023

The Members of the Ashcroft at The Commons HOA, Inc. welcome you to the community. We take great pride in our community and feel sure that you will do the same. In order to keep the community operating and looking its best, the Board of Directors asks that you follow the rules and regulations listed below. These rules are consistent with those outlined in the Ashcroft at The Commons Declaration of Covenants and Restrictions. If you have any comments or are unsure of a rule, please call our Management Company Innovative Property Solutions at 910-333-9820

RESIDENTIAL PURPOSE: All lots in the Subdivision shall be used for residential purposes only.

NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

VEHICLES: No inoperable vehicles or vehicle without current registration and insurance will be permitted on the premises. Ashcroft at The Commons Homeowners Association shall have the right to have such vehicles towed at the owner's expense without notice.

- No vehicle may be parked in any landscape portions of the lot.
- No resident may repair any vehicles, boat motors, motorcycles or any type of motor on or in any common areas including driveways and roads.

RECREATIONAL VEHICLES: No boat, motorboat, camper, trailer, motor or mobile homes or similar type vehicle shall be permitted on any Lot or in the subdivision at any time unless by consent of the Association.

- Boats shall be kept inside a storage building or in the back yard not visible from the street or unsightly to the adjacent lots.

SIGNS PROHIBITED: Signs including "For Rent", "For Sale", "Yard/Garage Sale" or any other signs, shall NOT be permitted on any lot or in the common areas and facilities, **without the written consent of the Board of Directors**. No clothesline shall be permitted except portable clothes tree stands which shall not be visible from any adjoining street.

ACCESSORY BUILDINGS AND STRUCTURES: Construction plans and site locations for any storage building, accessory building, or any other exterior structure to be constructed or placed upon a Lot must be approved by the Board of Directors via an Architectural Request prior to construction and must conform in material, design, paint color, building style and other matters to the residence.

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FENCES: No fence shall be erected, or hedge grown on any Lot unless Written approval has first been obtained from the Board of Directors via an Architectural Request. Please use or owner portal and shared documents to submit the request electronically OR contact IPS @ 910-333-9820 for information on how to submit outside of your owner portal.

EXTERIOR MAINTENANCE: It shall be the responsibility of each Owner to prevent the development or the continuation of any unclean, unsightly, or unkept condition on any Lot which would tend to decrease the beauty of the Subdivision.

- Mailboxes & Post shall be maintained as needed. Mailboxes are to be green OR black, and the posts are to be white.
- ALL yards& easements are to be maintained on a continual and regular basis, including weeding, mowing and EDGING Street Curbs, Driveways and Sidewalks. Grass clippings must be properly removed and shall not be swept and/or blown into the roadway.
- All garbage, trash and recyclables shall be kept in containers concealed from view except on collection days when they shall be placed at the street for collection not before 5:00pm the day before and on the same day as collection; containers must be brought in and concealed from view. Large Trash items you must call the sanitation department for a pickup date. Items shall be placed at the street for collection not before 5:00pm the day before pick-up.
- No grills, tools, cleaning supplies (mops, brooms, etc.) toys, bicycles, motorcycles or similar type vehicle, pet food/water bowls, clothing or apparel (sweaters, footwear, towels, blankets., etc.), fishing equipment or any other household goods which detract from the overall, uniform appearance of our community will be permitted in to be left overnight in front yards.

MAINTENANCE OF EASEMENTS: Utility and Drainage easements shall be maintained by the owner of the lot: Grass shall be kept mowed to a height of no more than (4) inches. Repairs and reseeded of the easement area, and cleaning of any catch basin located with each easement shall be conducted as necessary.

- Inspections will be conducted by the Association on a monthly basis to determine compliance with these standards.

ANIMALS: Dogs, Cats or other household pets may be kept and maintained except for commercial purposes.

- Pets must not run free and must be properly leashed and escorted at all times when outside your home (this includes cats).
- Remove any droppings immediately that your pet may leave upon any lot/common areas in the community.

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- If any pet shall be determined by the Board of Directors to be a nuisance, the Board shall have full authority to have such pet permanently expelled from the properties.

OUTSIDE ANTENNAS: No outside radio or television antennas shall be erected on any lot or dwelling unit within the Properties unless permission has been granted by the Association Board of Directors or its Architectural Control Committee.

EXTERIOR LIGHTS. All light bulbs or other lights installed in any fixture located on the exterior of any Home or any lot shall be clear, white or non-frost lights or bulbs. A variance from this requirement may be authorized pursuant to the provisions of the Declaration during specific holiday seasons.

HUNTING: No hunting or discharge of firearms within the subdivision is permitted.

LEASE: A signed lease is required for every change in tenancy together with a signed, completed OWNER/TENANT INFORMATION AND ACKNOWLEDGEMENT form. These items must be received by Innovative Property Solutions prior to the new tenant(s) taking up occupancy.

Ashcroft Violation Process

1st Offense – Friendly Reminder

2nd Offense – Warning Letter

3rd Offense – Hearing Notification

Hearings can result in a fine of up to \$100 per infraction per day until infraction is cured.

Note: Additional Offense of the same nature after the hearing will result in automatic fines of \$100 per day or per occurrence without an additional hearing.