

# **Tuscany Villas HOA**

## **Rules and Regulations**

The Members of the Tuscany Villas HOA 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 outlines in the Tuscany Villas Declaration of Covenants and Restrictions. If you have any comments or are unsure of a rule, please call our Management Company (Innovative Property Solutions 910-333-9820).

**VEHICLES:** No vehicle may be parked in or on any landscaping portions of the lot.

- There is a three (3) hour limit for vehicles parked on the street. Should you have visitors please be sure to advise them to NOT obstruct residents ability to enter/exit their driveway.
- No on street overnight parking on Kenan Loop.
- No vehicle may block and/or affect the usage of sidewalks.

**SIGNAGE:** No signage shall be allowed on lot for an extended period except for realtor signs.

- Professionally made special event signage such as Congratulations, New Baby, Happy Birthday, Graduation etc. is permitted to be on lot for a limit of fourteen (14) days post the event.
- Owners have the right to display on their lot political signs, banners and symbols and those rights shall not be abridged per the provisions of 47-F-3-121 of the North Carolina General Statutes, however, the signage can be on display for up to forty-five days (45) before the elections and up to seven (7) days post-election.

**REFUSE STORAGE:** All trash, garbage, and waste must be placed in the sanitary containers provided. No trash, garbage, or waste is to be left on the concrete pad surrounding the sanitary container so as to keep the area in a clean and sanitary manner.

- Any boxes that are being dumped must be broken down before being placed in the dumpster.
- Absolutely no items to be left on concrete pad in or around outside the dumpster area.

**ANIMALS:** It is the responsibility of the owner to immediately clean up behind any pet while walking such pet on any Common Property.

- Pets must also be leashed and not run freely within any lot except in a fenced area.

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## **Tuscany Villas Violation Process**

**1st Offense – Friendly Reminder**

**2nd Offense – Warning Notice**

**3<sup>rd</sup> Offense – Hearing Notification**

**Hearings can result in 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.***