

GREYSTONE PARK HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

EFFECTIVE: 04/09/08

REVISED: April 2019

PARKING

No boat, marine craft, hovercraft, aircraft, trailer, campers, truck greater than one ton in size or motorized van/truck used for commercial/construction/business (such as vehicles identified with commercial logo or business names, or vehicles equipped with tools, ladders, brooms, caution lights, etc.), whether licensed commercially or not (as distinguished from a van/truck used as a passenger car), shall be parked or stored within the Common Elements, or on any Lot, unless completely enclosed within a garage.

The only exception to the above is for the purpose of loading and unloading and such a vehicle is not permitted to be parked overnight.

Greystone Park strictly prohibits unlicensed cars, trucks, motorbikes, mopeds and ATV's. No vehicle may be ridden except on the paved portion of Greystone Park.

No vehicles of any type owned by residents* of Greystone Park shall be parked in the Common Parking areas. The assigned areas for residents' vehicles shall be the driveways attached to their residences and within their own garages.

Because of the limited additional parking space in Greystone Park, especially since parking spaces are not equally available throughout the community, parking in the Common Parking areas is restricted to short-term use by guests. In the event Homeowners contemplate a long-term guest, they may apply for a parking permit, on a first come first serve basis, for a term of no more than fourteen (14) days per year including the first day of use.

Any vehicle parked in the guest parking areas between the hours of 1:00 a.m. and 8:00 a.m. must have a parking permit visibly displayed.

Parking permits will be provided by the Community's Managing Agent upon request.

No motor vehicles, including boats, marine crafts, hovercrafts, aircraft, trailers, campers, mopeds, motorcycles, or resident passenger or commercial automobiles or trucks shall be parked within the right of way of any public street within Greystone Park. The only exception to the above is for passenger automobiles, pickup trucks and passenger vans of guests of residents which may be parked in the right of way of any public or private street for not more than six (6) consecutive hours. The foregoing restrictions shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a residence but shall not be parked overnight.

No inoperative motor vehicle is permitted to be parked or stored on any Lot, public or private street or any other area within Greystone Park.

No motor vehicle that creates an environmental hazard by leaking of fluids onto Lot, public or private street or any other area within Greystone Park will be permitted at any time.

Any vehicle that has an expired inspection/license and/or is not properly registered will not be permitted in Greystone Park. Greystone Park will adhere to the NC State Law which permits a fifteen (15) day grace period from the date a tag has expired.

Fire Lane Parking is strictly prohibited.

Violation of any of the above rules will result in a vehicle being towed without warning at the owner's expense. If towing is not possible, the homeowner(s) will be assessed a fine of \$100.00 per day.

_*A resident of Greystone Park is defined for the purpose of this rule as a homeowner, homeowner's family/relatives and/or friends living and residing at the homeowner's residence. This includes anyone who is leasing/renting property from a homeowner within Greystone Park.

PET OWNERSHIP

No animal, livestock or poultry of any kind shall be raised or kept on any Lot within any residence located on a Lot or on any portion of the Common Elements, except that the Owner(s) or occupant(s) of any Lot may keep dogs, cats and other household pets

within the residence located on such Lot, provided that any such animals are not kept for commercial purposes and further provided that they are kept subject to the following rules and regulations:

No more than three (3) household pets may be kept or maintained within any residence.

No household pet shall be permitted on any portion of the Common Elements unless properly restrained.

No household pet shall be left unattended on any portion Common Elements (including cats).

No household pet shall be restrained or left unattended on any deck or patio.

All household pets shall be kept and maintained in compliance with all applicable laws and ordinances relating thereto. All pets must be properly licensed and have appropriate shots.

Pet feces must be collected from the Common Elements by the pet owner or other person responsible for the pet at that time.

No pet shall be permitted to remain within any residence if it constitutes a nuisance (loud and persistent noise levels) or is considered vicious, a menace and/or a threat to public health and safety.

Feeding of stray or feral animals of any kind is forbidden in Greystone Park.

Homeowners are responsible for any pet staying at their home whether they own them or not.

SIGNS

No commercial or political signs are permitted. Home for sale signs are permitted per Section 6 of the Covenants of Greystone Park. However, rental signs are not permitted. Small security signs are permitted if they are placed adjacent to the front porch within the flower bed.

Violation of any of the above rules will be assessed a fine of \$100.00 per day, per owner.

BIRD FEEDERS

Homeowners are permitted to have one bird feeder per household in or about the common area adjacent to their home. However, homeowners are required to submit an architectural request describing the type, size, color and contemplated location of such bird feeder and obtain approval before displaying the bird feeder.

ROLLER BLADES AND SKATEBOARDS

Ramps, rails and any other apparatus are prohibited in Greystone Park.

Roller blades and skateboards are permitted as long as they are operated in a responsible manner. Damage to Common Elements will be the financial responsibility of homeowner(s). Greystone Park Homeowners Association will assume no liability or responsibility for physical injury or property damage resulting from these activities.

UNSOLICITED MATERIAL

Any homeowner who leaves unsolicited material (i.e. newsletters, notices, letters, etc.) on homeowners doors will be assessed a fine of \$100.00. If more than one person is involved in this activity, then each person involved will be assessed \$100.00. Additionally, this activity may also be considered “trespassing” and appropriate action by local law enforcement agencies may be considered due to security/safety issues. Homeowners will necessarily be held responsible for such action by their tenants.

MAIL BOXES

Parking at the mailboxes is limited to the reasonable time it takes to retrieve mail. No long-term parking in these areas is permitted. Violators will be towed without any notice at owner’s expense. Additionally, leaving any type of brochure, literature or flyers

attached to the mailboxes is prohibited since mailboxes are federal government property. Bulletin boards can be used by homeowners only after obtaining permission from the Board of Directors.

GARAGE/YARD SALES

Garage/Yard Sales are prohibited in Greystone Park.

ADDITIONAL COPIES OF COVENANT, BYLAWS, ARTICLES OF INCORPORATION, AND RULES AND REGULATIONS.

Homeowners requesting additional hard copies of the Covenant, Bylaws, Articles of Incorporation, and Rules and Regulations will be charged a fee of \$75.00 to cover duplicating/mailling costs. These items should have been furnished by your attorney and/or real estate agent and, therefore, replacement cost should not be a burden on other homeowners. For your information, these documents are available to you for downloading and printing free of charge by going to www.burlingtonrentalsnc.com

TRESPASSING

Greystone Park is a private development and, therefore, it is the responsibility of each homeowner or tenant of a homeowner to safeguard our community. If you suspect someone is trespassing, please inform The Elon Police Department which has authority to take action. Safety and security is everyone's responsibility.

Violation of any of the above rules will be assessed a fine of \$100.00 per day, per owner in accordance with the North Carolina Condominium Act, Chapter 47C.

Homeowners are responsible for their guest(s) and it is homeowners' responsibility to notify their guest(s) of above rules.