

Village Green Homeowners Association Rules and Regulations

Effective Date: August 1, 2026

These Rules and Regulations are adopted by the Board of Directors of the Village Green Homeowners Association (the "Association") to promote a safe, attractive, and harmonious community, preserve property values, and clarify expectations for owners, residents, tenants, guests, and invitees. These Rules and Regulations are intended to supplement the Association's recorded declaration, covenants, bylaws, and applicable law. If there is any conflict, the governing documents and applicable law control.

1. General Provisions

1. All owners, occupants, tenants, guests, and invitees must comply with the Association's governing documents, these Rules and Regulations, and reasonable directives issued by the Board or its managing agent.
2. Owners are responsible for the conduct of their household members, tenants, guests, contractors, and invitees.
3. No use of any lot, unit, or common area may violate law, create a nuisance, or interfere with the quiet enjoyment, safety, or property rights of others.
4. No waiver of enforcement on one occasion shall be deemed a waiver of future enforcement.
5. These Rules and Regulations may be supplemented by resolutions, policies, forms, and architectural standards adopted by the Board.

2. Property Maintenance and Appearance

1. Each owner must maintain his or her lot, unit, patio, porch, fencing, landscaping, and any other area the owner is responsible for under the governing documents in a clean, safe, and well-kept condition.
2. HOA will maintain original shrubs; however, any other shrubs, trees, and planting beds must be maintained to prevent overgrowth, dead vegetation, erosion, and obstruction of sidewalks or sight lines. All must be approved by the HOA prior to planting
3. Items visible from the street or neighboring property that create an unsightly appearance, including debris, discarded materials, broken furniture, inoperable equipment, or excessive storage, are prohibited.
4. Outdoor holiday or seasonal decorations may be displayed in a tasteful manner for a reasonable period before and after the applicable holiday or season. **Holiday decorations** may be displayed no earlier than **one (1) month prior to the associated holiday** and must be removed within **one (1) week following the holiday**.
 - **Seasonal decorations and displays** (those not associated with a specific holiday) may be displayed for a period of **no more than thirty (30) consecutive days** and must be appropriate to the season in which they are displayed.

3. Architectural Control and Exterior Modifications

1. No exterior addition, alteration, improvement, demolition, repainting, fencing, deck, patio, shed, play structure, hardscape, solar equipment, antenna installation, significant landscaping change, or other visible modification may begin until the owner submits a complete application and receives written approval from the Board.
2. Applications should include a description of the proposed work, plans or drawings, dimensions, materials, color samples, location, contractor information if applicable, and the expected start and completion dates.
3. Approved work must be completed in accordance with the approval and within the time stated in the approval notice. Material changes require renewed approval.
4. Construction activity may occur only during hours designated by the Board or, if none are designated, between 8:00 a.m. and 6:00 p.m. Monday through Saturday, excluding legal holidays, unless an emergency requires otherwise.
5. Owners are responsible for ensuring that contractors maintain the site in a neat condition, avoid damage to common areas, and remove construction debris promptly.
6. The Board may adopt separate architectural guidelines, design standards, paint palettes, and application procedures consistent with the governing documents.

4. Parking and Vehicles

1. All Vehicles must be permitted through Death Valley Towing (**115 Carson Road, Seneca SC 29678 864-985-0505**) and parked only in permitted areas and in compliance with posted signs, fire lane restrictions, and any parking assignments established by the Association.
2. Inoperable, unregistered, uninsured, abandoned, dismantled, or visibly damaged vehicles may not be stored or kept in the community parking lot.
3. Commercial vehicles, trailers, recreational vehicles, boats, campers, and oversized vehicles are prohibited except for temporary loading, unloading, or service calls.
4. Vehicle repairs other than brief emergency repairs are prohibited.
5. Vehicles parked in violation of these Rules and Regulations or parked without the required parking permit will be subject to towing.
6. Visitor parking – The ONLY non-stickers and temporary parking for visitors is in the rear back right lot next to the dumpsters.

5. Pets and Animals

1. Pets must be under the control of a responsible person at all times when outside the home. Leashes are required in common areas unless prohibited by law for a qualified accommodation or service animal.
2. Pet owners must promptly remove and properly dispose of pet waste.
3. No pet may create a nuisance, including repeated noise, aggressive behavior, property damage, roaming, or unsanitary conditions.
4. The Board may require removal of an animal that presents a documented threat to persons or property or that repeatedly violates these Rules and Regulations, subject to applicable law.

6. Noise, Nuisance, and Conduct

1. No owner or occupant may make or permit any unreasonable noise, odor, vibration, smoke, glare, or other condition that disturbs neighbors or interferes with the peaceful use of property.
2. Quiet hours are from 10:00 p.m. to 7:00 a.m., during which amplified sound, loud gatherings, and other disruptive activity must be minimized.
3. Offensive, unlawful, threatening, or hazardous conduct is prohibited in the community.
4. No activity may be conducted that increases risk to persons or property, including unsafe storage of flammable materials, discharge of fireworks where prohibited, or obstruction of sidewalks, streets, or emergency access routes.
5. Residents must supervise children in common areas and are responsible for any damage or misconduct caused by minors in their household or under their care.

7. Trash, Recycling, and Storage

1. Trash, recycling, and yard waste must be placed in the dumpsters.
2. Trash may not be left sitting outside of a unit.
3. No owner or occupant may dump, burn, bury, or accumulate trash, bulk items, hazardous materials, or construction debris in the community except as permitted by law and Association policy.
4. Outdoor storage of tools, equipment, materials, appliances, or personal property visible from neighboring property or the street is prohibited unless specifically approved in writing.
5. Bulk pickup items may be placed for collection only in accordance with local requirements and any Association scheduling procedures. **Bulk items MUST be placed to the RIGHT of the dumpsters. Please DO NOT place items in front of the dumpster.**

8. Common Areas and Amenities

1. Common areas and amenities, if any, are for the use and enjoyment of residents and their authorized guests, subject to these Rules and Regulations and any posted rules.
2. Residents must use common areas in a safe and respectful manner and leave them clean after use.
3. Damage to common areas caused by an owner, occupant, tenant, guest, contractor, or invitee may be charged back to the responsible owner.
4. The Board may establish amenity hours, reservation procedures, guest limits, safety rules, and temporary closures for maintenance, repairs, weather, or rule violations.
5. No exclusive use of common areas is permitted except as specifically authorized by the Association.

9. Leasing and Occupancy

1. Any leasing of a home must comply with the governing documents, applicable law, and any Association leasing policy.
2. Owners remain responsible for all assessments, maintenance obligations assigned to owners, and compliance with the governing documents, regardless of any lease or occupancy arrangement.

3. Owners must provide tenants with copies of applicable Association rules and are responsible for tenant compliance.
4. The Board may require owners to submit tenant contact information, vehicle information, lease term dates, and acknowledgment of receipt of Association rules, to the extent permitted by law.
5. Occupancy must comply with all applicable laws and any occupancy standards contained in the governing documents.

10. Assessments, Damage, and Reimbursement

1. All assessments, charges, fees, and other sums due to the Association must be paid on time in accordance with the governing documents and adopted collection policies.
2. Late fees, interest, collection costs, attorney's fees, and lien rights, if any, shall be governed by the governing documents and applicable law.
3. Nothing in these Rules and Regulations limits the Association's right to pursue all lawful remedies for nonpayment or damage.

11. Violations and Enforcement

1. When the Association believes a violation has occurred, it may provide written notice describing the alleged violation, the action required to cure it if applicable, and the deadline for response or correction.
2. If a violation is not cured within the time allowed, or if the violation is recurring or poses a health or safety concern, the Association may take any lawful enforcement action authorized by the governing documents or law, including warnings, fines, suspension of privileges, self-help where authorized, towing where authorized, reimbursement assessments, legal action, or injunctive relief.
3. Each day a continuing violation remains uncured may be treated as a separate violation if permitted by the governing documents or an adopted enforcement policy.
4. The Board may adopt a schedule of fines and enforcement procedures consistent with the governing documents and applicable law.
5. Emergency conditions affecting health, safety, or property may be addressed immediately to the extent allowed by law, with notice provided as soon as practicable.

12. Board Authority and Interpretations

1. The Board has the authority to interpret and enforce these Rules and Regulations, to adopt related policies and procedures, and to make reasonable decisions necessary for the operation and welfare of the community, subject to the governing documents and applicable law.
2. The Board may grant limited variances in appropriate cases if consistent with the governing documents and if doing so does not materially impair community standards or the rights of other owners.
3. Board decisions should be applied consistently and in good faith, recognizing that similar circumstances should be treated similarly.

13. Fee & Fine Schedule

- Trash bags or other material left in front or rear of unit (\$50.00)
- Trash placed in front or beside the dumpsters (\$200)
- Failure to pick up after your pet (\$75.00)
- Loose trash left on sidewalk or grass area in front of unit (\$50.00)
- Vehicle parked outside designated parking areas (\$200 plus towing fee)
- Your mail on the ground at the mailbox area (\$25.00)
- Cigarette butts (\$15.00 x # of butts front or back of unit)
- Excessive noise with complaints (\$150.00)
- Pet waste not properly disposed of (\$150)