

# Greystone Estates Homeowners' Association

## Rules & Regulations

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These Rules and Regulations have been summarized from the Declaration of Covenants and Restrictions for Greystone Estates dated January 25, 2002, and the Greystone Subdivision Architectural Control Committee Guidelines. If there are questions, please refer to the actual documents for more specific wording.

Herein, ACC refers to the Architectural Control Committee.

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- 1. Vehicles:** Vehicles shall be parked only in garages or driveways serving the Property. The storage of boats and recreational vehicles shall only be allowed on a Property, if they are screened from public view, either within the garage or behind appropriate landscaping, which screens such vehicle from public view.

The assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorder, unsightly or unkempt conditions, shall not be pursued or undertaken on any part of the Property.

- 2. Landscaping:** Landscaping must be to the minimum compliance standards of the City of White House. The ACC shall have the authority to establish minimum landscape requirements per Property. No artificial vegetation shall be permitted on the exterior of any portion of the Property. Landscaping, not limited to shrubs, hedges, walls and fences, should be designed so as to permit safe sight across intersections.

- 3. Structures:** No building, fence, wall or other structure shall be commenced, erected, or altered until approved in writing by the ACC. No portable building, tent, utility shed, shack, trailer, mobile home, barn, houseboat or other structure of a temporary nature shall be placed on any part of the Property, except as may be permitted by the ACC during initial construction.

Detached structures must conform in looks, material and quality to the main dwelling, including roof lines, color, etc. and must be pre-approved in writing by the ACC.

Exterior sculpture, fountains, flags and similar items must be pre-approved before installation by the ACC.

No permanent recreation or play equipment of any kind (including basketball goals, backboards, trampolines, swing sets or nets) shall be erected, constructed or placed upon any lot if visible to other homes, the common area or streets, unless it has been approved in writing by the ACC and meets the following specific guidelines:

The height of the unit, at its tallest point, may not exceed 10 feet.

No flags, tassels, etc. of any kind may be attached to the top of the system.

Colors should be subdued.

Heavy landscaping should screen the playground area.

All non-permanent recreation or play equipment (basketball goals, soccer goals or nets, etc.) must be stored after each use.

- 4. Pools:** In-ground swimming pools must be located behind the main dwelling, and shall be within all setback lines. The ACC must approve all pools prior to beginning construction per Article XI, Section 2 of the Bylaws. Above ground pools may be permitted by special written permission of the ACC. All pools must have decks around the entire pool and be fenced, so as not to be visible from the street or other homes.

Any rules or regulations established by the City of White House (fences for safety, alarms, lighting, electrical grounding, drains, etc.) shall be adhered to.

- 5. Fences:** All property fencing must be pre-approved by the ACC. Fences are to be made of wood or plastic (no chain link fencing is allowed). Wood fences must be sealed or stained with a natural look stain. No fence over 5 feet tall may be erected without approval of the ACC. Fences may not be erected in front of the rear line of the home, and may not exceed the house toward either street. No dog runs or animal pens are allowed.

- 6. Mailboxes:** Mailboxes must be either brick, stone or decorative iron.

- 7. Signs:** No signs, flags, banners, or similar items advertising or providing directional information shall be permitted within the Property, with the exception of one professional sign of not more than five (5) square feet advertising the Property for sale or rent.

**8. Animals and Pets:** No animals, livestock, or poultry of any kind shall be raised, bred or Rept on any portion of the Property. Dogs, cats or other usual and common household pets, not to exceed a total of two (2), may be permitted. No pets are permitted to roam free and shall be confined, on a leash, or held by a responsible person at any time they are outside a home.

Those pets which endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the owners of other Properties, shall be removed upon request by the Board.

**9. Unsightly or Unkempt Conditions:** It is the responsibility of each owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his Property.

No lumber, brick, stone, concrete or other building materials, nor any other thing used for building purposes, shall be stored except for the purpose of construction on that Property, and then only for such length of time as reasonably necessary to complete the job.

**10. Antennas:** All television antennas and other antennas and aerials, other than satellite dish antennas, shall be located inside the attic, unless permission is received in writing from the ACC. Satellite dish antennas, of no greater than 20 inches in diameter, shall be attached to the main structure and shall be erected so as not to be visible from the street in front of the home. No free-standing radio or television antennas are permitted without written consent of the ACC.

**11. Clotheslines, Garbage Cans, Tanks, Etc.:** All clotheslines, garbage cans, coolers, woodpiles and other similar items shall be located or screened so as to be concealed from view of neighboring homes, streets and adjacent properties. Screening walls and enclosure plans must be approved by the ACC.

**12. Guns:** The discharge of firearms within the Property is prohibited. This includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.

**13. Air Conditioning Units, Utility Meters and Solar Devices:** No window air conditioning units may be installed in any home, except as permitted by the Board or its designee. Utility meters, air conditioning compressors and other like equipment shall be screened from neighboring homes.

No artificial or man-made device which is designed or used for solar heating or solar electricity generation or other similar purposes shall be placed, erected, allowed or maintained without written consent of the ACC.

**14. Lighting:** All exterior lights must be approved by the ACC, with the exception of seasonal Christmas lights which may be displayed between Thanksgiving and January 10<sup>th</sup> only. Low voltage accent lighting and post lanterns may be approved. No high wattage or security lamps will be approved.

**15. Fine Policy:** The CC&Rs allow the Board of Directors to implement fines in order to try to eliminate violations. Therefore, the Board has implemented the following fine policy:

- The 1<sup>st</sup> letter will be a friendly reminder regarding the specific violation and provides 30 days to correct the issue. This notice will let the homeowner know that a 2<sup>nd</sup> letter will assess a \$50 fine.
- The 2<sup>nd</sup> letter will assess a \$50 fine and provide 30 more days to correct the violation.
- If the violation persists, the matter will be turned over to the Association's attorney and all legal fees will be assessed to the homeowner's account.