

Alamosa Place HOA Rules and Regulations

Residential Purposes: All lots shall be used for residential purposes only.

Architectural: All exterior alterations must be submitted in writing to the Architectural Review Committee, for approval. Exterior alterations include but are not limited to additions, outbuildings, i.e. utility sheds, storage buildings, garages, walls, fences and painting or repainting exterior surfaces. If you have already added on or constructed any of these structures, please submit a request for approval immediately. You may be required to modify or remove any structure not approved.

Commercial trade or activity: You may not run a store front business out of your home.

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

Lot Maintenance: All yards must be properly maintained. In the event they are not, the Association may correct the situation at the owners expense.

Structures: No trailers, mobile home (including double-

wide), tent, shack, garage apartment, barn or any other similar structure, temporary or permanent, are allowed on any lot.

Pets: No animals, other than domesticated dogs, cats or other household pets may be kept or housed on any lot. No pets may be kept, bred or maintained for commercial purposes. All pets shall be leashed or fenced. Any housing or shelter must be approved by the Association.

Signs: No signs of any type except for "For Rent" or "For Sale", which may not exceed six (6) square feet in size, may be displayed on any lot.

Vehicles: No boat, motor boat, camper, trailer, school bus, motor home, truck rated over $\frac{3}{4}$ ton, or other similar vehicle shall be permitted on any lot unless written permission is first obtained or unless it is properly stored in an enclosed area not visible from the street. No inoperative junk cars and like eyesores are allowed.

Drainage Ditches: Owners of lots with drainage ditches agree to maintain these ditches. This includes taking steps to prevent unwanted erosion materials from entering the system and not allowing anything other than grass to grow in these areas.

Dues: Currently, dues are \$142 annually, billed in January and considered late after March 31st. Late fees are \$20 per month for every month dues are not paid.

As a homeowner in Alamosa Place, an agreement was made to abide by these covenants and restrictions upon the purchase of your home. Violations of these rules include fines, possible legal action and correction of violations at the owners expense.

Fine Schedule: NC HOA law allows fines of up to \$100 per day for every day the violation occurs. A hearing with the HOA board of directors will commence before any fines are administered.

Our goal is to help address community issues and not to become the community police. Please take the time to review the covenants and restrictions for Alamosa Place. This will help reduce some of the minor violations typically reported.

A copy of the declaration of covenants, conditions and restrictions should have been supplied to you at the time you purchased your home, but may be obtained from the Alamosa Place Web Site at www.alamosaplace.net. Please contact the management company with questions or concerns.