

Eastbrooke Villas Rules & Regulations

We are proud of our small community and want everyone to enjoy living here. Each of us must take a part in a few grounds keeping duties. Please pick up any trash on the grounds or on the driveways, even if you are not the culprit. Please do not throw cigarette butts anywhere on the property.

1. All owners and their immediate families and all persons to whom an owner has leased his unit are subject to the provisions of the Covenants & By-Laws and the Rules and Regulations as set forth by the Board of Directors.
2. No nuisance is allowed in any of the common areas, which is a disturbance to residents. This is to include loud playing of car radios, speeding, loud vehicles, shooting of fireworks, unusually loud talking or screaming, partying or blowing of car horns.
3. **Any and all alterations, improvements or changes, whether temporary or permanent, to any part of the exterior of any unit or any changes to the grounds of the unit must be approved by the Board of Directors.** This is to include any planting of bushes, trees & plants. The addition of plant materials / yard art in odd places is a problem for the Landscaper. Annuals & perennials installed in the small area out front of your unit is OK but it is up to you to maintain. No changing of the landscape design is permitted. We want a uniform look and too many bushes / trees prevent the Landscaper from doing his job correctly. We do not want to be paying extra because of the time spent catering to individual yards.
4. **There will be no structures placed on the grounds.** This is to include swing sets, trampolines, hot tubs, decks, fences, etc. Plans and specification for such items must be submitted, in **writing prior to installation**, for approval by the Board of Directors.
5. There is a leash law in Greenville County, as well as in Eastbrooke Villas, requiring that you have a leash on your dog when it is out of doors. Most important is to remember to scoop up the poop from anywhere your dog deposits it. Do not tie or chain your dog outside unless you stay with the animal.
6. There will be a \$25.00 late fee assessed for any regime fee past the 15th of each month. We encourage the direct debit from your account.
7. Storm doors, if desired, are to be one solid pane of glass with white frame.
8. No motorcycles, boats, RV's, dead storage of vehicles, etc. are to be parked in Eastbrooke Villas or homeowner's driveways. Occasional overnight parking is OK as long as this rule is not abused. All vehicles must have a current license tag and be operable. All bicycles, children's toys, mops / brooms, etc. are to be placed on the back decks or stored away from vision from the road. The landscaping crew does not move these items to do maintenance.
9. No "For Sale" or "For Rent" signs or other signs, advertisements can be displayed by any unit owner or tenant without the prior written consent of the Board of Directors. "For Sale" signs cannot be more than 12 inches by 12 inches and no more than one may be posted.
10. All garbage is to be placed inside the assigned garbage cans. If you do have excess garbage please have it bagged or tied and place outside the day of garbage pick-up. Boxes are to be folded flat if left by the cans. No garbage cans are to left in the front yards or front porches.
11. Christmas Decorations placed in the yard areas with extension cords are a fire & health hazard. Please keep these to a minimum. The landscaping crew cannot work around these items.

If you find you are in violation of any of these Rules & Regulations, please remedy the situation immediately. Everyone must adhere to the Eastbrooke Villas Rules & Regulations.