

Rules and Regulations for South Oaks Townhomes of Buncombe County

Animals: No more than two animals per house, size not to exceed 75 pounds. Animals are not to be tethered on the common grounds. Animals are not permitted to run free and the owner is responsible for cleaning up after their animals when walking them. Ignorance of the covenant is not an acceptable reason for violation.

Awnings: As per the covenants, awnings are not permitted.

Basketball hoops, swing sets, play houses and play forts: These items must be placed so that they are not seen from the street and must be harmonious in color and construction with the materials in the unit.

Barbeques: No built-in barbeques permitted. Portable barbeques must be stored and used at the rear of the unit.

Birdhouses, Bird Feeders and Bird Baths: No more than a total of three and they must not be visible from the street. The materials, color, size and construction of the birdhouses must be harmonious with the unit.

Burglar Bars: These will be reviewed on a case by case basis. If approved, they must be installed on the inside of windows and match the color of the window pane decorator strips.

Concrete: No concrete on a Lot visible from the street, whether a driveway, sidewalk, patio or other improvement, shall be painted or stained any color, or otherwise altered in any way. Concrete not visible from the street may be painted or stained if approval has been obtained from the Board of Directors (Board).

Decks, Patios, Walkways: Approval must be obtained from the Board for the construction of any patio, walkway or deck and shall be constructed of materials which are harmonious with the main unit. All decks, including existing decks, must retain the original colors and be maintained (i.e. sealed) in good condition as per the covenants.

Exterior Lighting: See covenants. Walkway lights, motion sensors, holiday lighting and any additional lighting require the approval of the Board.

Fences: The two fences already constructed were approved by the developer and therefore are permitted to remain. All future such structures require approval of the Board.

Flagpoles: Permanent flagpoles are not permitted. House-mounted flags are permitted for United States flags only. No novelty flags.

Garage Doors: For safety purposes as well as appearances, garage doors are not to be left opened.

Gardening: Planted flowers are to be limited to the mulched areas around the individual units and maintenance of such plantings will be the responsibility of the owner of the unit.

Gutters: The standard type and quality of the materials used in construction shall be harmonious with that used in the original construction of the unit.

Non-Permanent Items: As determined by the Board, items such as wheelbarrows or items of similar nature must be taken inside at night. Garden hoses must be coiled up and kept out of sight when not in use.

Outbuildings: Outbuildings are not permitted. An outbuilding is any structure which is not attached to the main structure and includes, but is not limited to, storage sheds, gazebos, spas.

Outdoor Carpeting: This is permitted only on back porch areas, not on decks or walkways, and must be harmonious with the Unit. Approval by the Board is required.

Outdoor Entryway Platform (Stoop): Planters, chairs or decorative items place on the cement platform at the front door of the Unit are subject to approval. No front door decorations permitted except during holiday season.

Exterior Doors and Trim: See Covenants. Original colors are to be maintained.

Patio Furniture: Not permitted on Common Areas.

Real Estate Agency Signs: Not permitted. See Covenants.

Screen Doors/Storm Doors/Solar Screens: Subject to Board Approval.

Sun Tunnels, Solar Panels, Skylights: Require approval of the Board.

Swimming Pools/Spas: No swimming pools, inflatable or otherwise or spas are to be built on any Lot in South Oaks.

Trash Containers: City approved containers must be put out no earlier than the evening prior to pick-up and must be taken in no later than the evening of pick-up day.

Vehicles: Vehicles are to be parked in the garage. No vehicles are to be parked overnight on the street or in the driveways on a regular basis. Exceptions are made for visiting guests.

Yard Decorations: There shall be no decorative appurtenances such as statuary, fountains, sculptures or other decorative embellishments placed on any portion of a Lot visible from the street without approval which will be reviewed on a case by case basis.
