

Runnymede Homeowners Association, Inc.
Nuisances List

Pursuant to the provisions of Article VI Section 6.5 of the Declaration of Covenants, Conditions and Restrictions for Runnymede which is recorded in Book 2576 Page 912 of the Gaston County Register of Deeds Office, including any supplements and amendments thereto ("Declaration"), the Board of Directors of the Runnymede Homeowners Association, Inc. ("Association") has compiled a list of the most common items which will be considered a nuisance under the terms of the Declaration. This list is being distributed to owners in the Association so they may know and be aware of items that may be considered nuisances and may be a violation of the Declaration. The Board of Directors for the Association reserves the right to modify or amend this list at any time. The following list is not exhaustive and the Board reserves the right to determine that additional items not included on this list may be considered nuisances.

The following items shall be considered a nuisance:

- Parking on grass or any part of the yard.
- Erecting a play structure on the side or front of any residence and not keeping the play structure in good condition.
- Owner not keeping the lawn edged including driveway, sidewalk and curb.
- Owner not keeping grass and/or weeds out of the cracks in the driveways, sidewalks and gutter areas.
- Grass clippings not being removed from sidewalks and streets after mowing or edging.
- Owners playing loud music or instruments.
- Not maintaining shrubbery in a neat and orderly manner. Shrubbery may not interfere with site line triangles and/or obstruct views for drivers.
- Storing toys and play equipment in view from street or neighboring properties.
- Mailboxes that are not kept free of rust and in good condition.
- Driveways not constructed of concrete or brick.
- Not keeping porch areas clean and allowing non-outdoor furniture outdoors.
- Storage of items such as tools, fuel cans, tires, furniture etc. outside of a storage building or garage.
- Basketball goals not being kept in good, neat, clean and orderly condition.
Basketball goals that are laid on their side in the yard.
- Allowing any plants/ivy, etc. to grow on the home.
- Not removing or replacing dead shrubs.
- Not removing garbage cans from the curb within 24 hours after garbage pickup.
- Having rain barrels for gutters located anywhere other than the rear corners of the home.
- Parking boats, trailers, RV's on lot anywhere other than in an enclosed garage.
- Allowing tall unsightly weeds and/or brush to exist along the lot lines of the owner's lot.

- Dog houses not matching the scheme of the home and not being located in the backyard at least 6ft from any property line.
- Landscaping bed areas not being kept free of weeds and well maintained.
- Inoperable vehicles not being stored in the enclosed garage or in offsite storage.
- Failure to maintain all portions of the dwelling and/or structures on the lot