

Sterling Cove Community Standards

Adopted June 2019

1. Parking
 - a. Owners are to park in in their garage or in front of their garage. Any owner car parked in visitor parking will be towed.
 - b. Vehicles must be operable/drivable to be parked on Sterling Cove property. Registration tags must be current.
 - c. Working on automobiles (maintenance/repairs) outside of garage is prohibited.
 - d. No washing of cars in the parking area.
2. Trash
 - a. Trash pickup day is Thursday, except if that Thursday happens to be a holiday, then it moves to Friday for that week. All trash cans shall be kept in a clean and sanitary condition and shall be kept inside the garage serving the unit in question. Garbage cans can be put out after 5:00 pm the day before trash pickup day and must be back in the garage by 8:00 am the next morning after trash pickup.
3. Pets
 - a. The Leash Law in Hendersonville always requires dogs to be on leashes when outside. Animal control will be called for any violations observed.
 - b. Pick up ALL droppings after your dog has used bathroom. If you do not pick up after your animal, you will be subject to a fine.
 - c. Dogs are to be walked and allowed to use bathroom ONLY in “common” area, never around another owner’s condo.
 - d. Please do not feed stray animals.
4. Landscaping
 - a. Shrubs and trees were planted at time the condos were built are the Association’s responsibility to maintain. Anything/everything added to the yards since are the individual homeowner’s responsibility to maintain, even if you did not plant them
5. Grills
 - a. No gas or charcoal allowed per City of Hendersonville ordinance 2004-35.
 - b. Only electric, flameless grills.
6. Noise
 - a. Unit owners and occupants shall not cause or permit any unusual or objectionable noise or odors to emanate from their units. If the neighbors complain, the noise is too loud.
 - b. No profanity.
7. Patios/Windows:
 - a. No items may be hung/displayed (including but not limited to: business signs, sports signs, school signs, flags, decals, neon, and decorative bottles). All windows should be covered with draperies, curtains, blinds, plantation shutters or shades of a white or beige color.
 - b. Hanging or storing articles including (but not limited to) clothing, bed linens, rugs, towels, and laundry outside your unit or which may be visible from the outside of your unit is forbidden.
 - c. No unit owner may store personal property (bicycles, wagons, toys, etc.) in common area.
8. Clothes Lines
 - a. No outside clothesline, posts, racks or dryers of any kind will be permitted on the property.

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9. Occupancy

- a. No unit shall be used as other than for single-family residential purposes.
- b. No unit, or interest therein, shall be leased by a unit owner except by a written lease. The lessee under such a lease shall be bound by and subject to all the terms, conditions, restrictions, rights and obligations of the master deed and bylaws.
- c. No Unit owner may lease his unit for transient or hotel purposes.
- d. No lease shall have an initial term of less than ninety (90) days.

10. Maintenance and Repair of unit

- a. Each unit owner and occupant shall maintain his/her unit in good condition and in good order and repair, at his own expense, and shall not do or allow anything to be done or kept within his unit or in or upon the common elements or the limited common elements which may increase cost or cause the cancellation of insurance on other units or on the common elements or the limited common elements.

11. Nuisances

- a. No unlawful, noxious or offensive activities shall be carried on or in any Unit, the Common Elements, the Limited Common Elements, or elsewhere on the Property, nor shall anything be done therein or thereon, which may be or may become an annoyance or nuisance or which shall in the judgment of the Board cause unreasonable noise and disturbance to others.

12. Signs

- a. No signs of any kind shall be displayed on common property. With board approval an owner may place a real estate sign not exceeding eighteen (18) inches by twenty-four (24) inches in size inside a building through its windows.

13. Lighting

- a. No exterior lighting visible from any street, other than porch and eave lights, shall be permitted except for
 - i. Decorative posts lights
 - ii. Streetlights in conformity with any proposed or established street lighting program for the property
 - iii. Seasonal decorative lighting at Christmas (from Thanksgiving through January 7).

14. Garages

- a. Unit owners and occupants shall take all steps necessary to keep garage doors closed except for such limited and reasonable periods of time which may be necessary for repair and/or access.
- b. No garage may be converted to living space.
- c. All unit owners and occupants shall park their vehicles first, to the extent possible in the attached or detached garage that is a part of their unit, and then in the driveway appurtenant to their unit.

15. Satellite Dishes

- a. Satellite dishes are allowed on the property, but owners must submit an architectural request before installing the dish. When the dish is no longer in use it must be removed.

16. Any violation of the governing documents is a violation of the rules and could be subject to a fine.

Thank you in advance for following the community standards to make Sterling Cove the best place to live.