

Greystone Park Homeowners' Association
Architectural Rules & Regulations
Revised June 2025

Updates to the Architectural Rules and Regulations are included here for awareness of the community. In preparing the updates we reviewed and addressed several requests for consideration and modification. We believe we have been able to accommodate considerations raised while still maintaining the integrity, safety and attractiveness of our community.

As always, we ask that everyone be cognizant that living in a community such as ours requires consideration of the common areas as well close proximity of our neighbors. All grassy areas are common areas, but maintaining a respectable distance from others windows is encouraged.

One item we want to draw particular attention to is hanging baskets attached by hooks to the buildings. The general rule has historically been that **any equipment, hangers or construction should NOT be attached to the building or penetrate the siding**. We have noted multiple units with baskets hanging from hooks mounted in the siding and framing. Going forward, adding hooks will not be allowed and the rules for hanging baskets mounted in this way will be enforced. (Please see the applicable provisions below.) In order to minimize additional damage to the siding, we are allowing the hooks already present to remain.

Please familiarize yourself with the updated Architectural Rules and support adherence in the community. Any violations will receive notification with sufficient time to resolve. Should the violation not be resolved a fine may be levied by the HOA Board.

Primary Topic	Rule/Regulation	ACH Request Form Required
General Rules		
Common Area Upkeep	All front landscaped areas are "Common Areas" of the community. Ground cover is maintained by the HOA in the Common Areas, including seeding, fertilizing, mowing lawns, leaf cleanup and pine straw in natural areas. No mulching in these areas is allowed. Homeowners should not mow themselves.	N/A
Front Porches	Front porches are not Common Areas. Please be respectful of others privacy when utilizing Common Areas and avoid the porches.	N/A
Signs	A single real estate sign or For Sale sign is allowed for properties for sale. No other yard signs are allowed, including but not limited to political signs, commercial signs, advertising signs.	N/A
Basketball Goals	Basketball goals aren't allowed.	N/A
Satellite Dish	Satellite Dishes are allowable only when mounted on a pole within the fenced patio area and require approval prior to installation . (Please note that as of June 2012 roof installations were no longer allowed. At time of roof replacement, any	YES

	satellite dish located on a roof will be removed.)	
Garbage/Recycle	Garbage & Recycle containers should not be placed at the curb no earlier than 5:00 pm the day prior to pick up. All containers should be brought in no later than 6:00 am the day following pick up.	N/A
Bulk Waste	Bulk waste pickup service is provided bi-weekly on Thursdays. (Schedule is the opposite week of recycles.) Pick up service does NOT include electronics, such as televisions and computers. Bulk waste should not be placed at the curb prior to 5:00 pm the Wednesday evening prior to the pick-up day. Please note that Town of Elon states bulk waste should be at the curb NO LATER THAN 6:00 AM the morning of pick up. If not picked up, contact the Town of Elon to schedule pick up and bring back in until pick up is arranged.	N/A
Landscaping – Front & Side Common Areas		
Planters & Hanging Baskets	Planters by the garage are allowed and limited to two, one on each side. Size of planters/plants are limited to 18" x 18", not to exceed 52" in height (including the plant).	N/A
	No planters are allowed on sidewalks in front of the homes.	N/A
	Planters/pots are allowed in the natural areas in front of the homes and should be well maintained. Any flowers, greenery or shrubbery in the planters/pots should not exceed the existing in-ground shrub height.	N/A
	No Hanging Baskets are allowed to be mounted on the front porch. Hanging baskets are only allowed on a Shepherd's Hook and are subject to the specific Shepherd's Hook provisions below.	N/A
Vegetable Gardens	Vegetable gardens or plants, whether in-ground or potted, are NOT allowed in the front natural areas. Any food gardening plants must be located inside the fenced area.	N/A
End Unit Planting	Installation of landscaping at the end of units will be considered by request, are subject to all landscaping rules and will be installed and maintained at the expense of the homeowner. Detail landscaping design proposal must be submitted to the board for approval.	Yes
Front Lawn Decor		
Bird Houses and Bird Feeders	Small birdhouses and bird feeders are restricted to one in the front area. For sake of clarity, it is either a house or a feeder, not one of each. In addition to the houses/feeders, a hummingbird feeder is allowed. They may not be permanently mounted to the building or any trees.	N/A
Artificial Flowers	Artificial flowers or plants of any type are not allowed.	N/A
Figurines	Statues, or ornamental figurines are not allowed in the natural areas. They must be located on the front porch only.	N/A

Garden Flag	One decorative garden flag is allowed in the natural area and should be a maximum size of 12" x 17".	N/A
Solar Lights/Up Lights	Solar ground lights/up lights will be allowed in the natural area. These must be solar lights, no hardwiring, and should be limited to 6 lights.	N/A
General decorations	Seasonal décor and ornaments are allowed on the front porch only. Seasonal tree lights will be allowed but no other décor/ornaments are allowed in the common areas. All seasonal outdoor decorations must be removed within 10 days following the holiday.	N/A
	No decorative fencing is allowed in the natural areas.	N/A
Wind Chimes	Limit of one wind chime in front area.	N/A
Shepherd Hooks	One Shepherd Hook with a maximum of two hooks is allowed in the natural area. Shepherd hooks or other décor may NOT be attached to the buildings . Any attached décor will be removed at the owner's expense, including costs of repairs to the building.	N/A
Exterior Construction	Please note that all construction is subject to building code requirements, must be freestanding and no hardwiring is allowed	
Pergolas	Pergolas require approval by the Architectural Committee and the HOA Board. Requests should include a drawing with dimensions in order to be considered. They must be a distance from any common shared fence of the neighboring units and allow for proper drainage and runoff. They may not be attached to the building or fence walls.	Yes
Solid Roof Covers	Any Solid Roof cover requires approval by the Architectural Committee and the HOA Board. Requests should include a drawing with dimensions in order to be considered. They must be a distance from any common shared fence of the neighboring units and allow for proper drainage and runoff. Please note that gutters may be required, depending on location. They may not be attached to the building or fence walls.	Yes
Trellis	A trellis is allowed inside the fenced area only. They may NOT be attached to the building and should be located so as not to interfere with pressure washing.	N/A
Fenced Patio Area		
Replacement Fencing	Fencing may be replaced and/or repaired with prior approval by the Architectural Committee and HOA Board. Request should specify the material being used is Red Cedar wood (to match current fencing). Fence top should replicate the existing Stockade or Hounds-ear style. Fences should be stained with approved colors of Cedar Natural, Simply Cedar, Pine Bark (semi-transparent).	Yes
Patio/Pavers	Concrete pad or pavers repair or replacement requires prior	Yes

	approval by the Architectural Committee and HOA Board. Request should include plan details.	
In Ground Trees	In ground trees inside the fenced area are allowed. Trees should be a maximum of 10 feet high.	N/A
Potted Trees	Potted ornamental trees are allowed. Tree (including pot) should be a maximum of 10 feet high.	N/A
Decorative Lighting	Decorative lighting may be hung: <ul style="list-style-type: none"> - On the INTERIOR of the fence perimeter - Underneath a pergola frame Lighting may NOT be attached to the siding or hung across the patio.	Yes
Exterior Security Systems		
	Small wireless security systems/cameras (such as Ring, Eufy, etc.) are allowed to be mounted to the exterior of the Homeowner's unit. A waiver must be signed by the homeowner and approval by the Architectural Committee/HOA Board secured prior to installation. Please be mindful of location and direction of cameras. Cameras should not be pointed in the direction of another homeowner's windows or patio space.	Yes