

RIVER POINTE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
REVISED NOVEMBER 2009

1. Maintenance of Lot: Nuisances.
 - a. No personal items of any type are allowed in any of the common areas without prior written board approval.
 - b. Personal decorative items may be placed on porches, steps, driveways and back decks as long as the HOA Board does not find the item offensive and/or detrimental to the appearance or marketability of the units in the development.
 - c. Bicycles, jet skis, motorcycles, mowers, surfboards, or anything of this nature are not allowed to be stored or left outside of the garage of any unit in any area where they can be seen from the street.
 - d. Any trash or debris such as cigarette butts that accumulate around a unit will have to be cleaned up immediately by the owner/resident. If cigarette butts or small trash accumulates around a unit and is not cleaned up, a vendor will be hired to clean up the area and the owner will be billed for the fee for performing this cleanup service.
 - e. If any resident or guest of a resident uses the pool and leaves, trash, cigarette butts, or any type of debris around the pool, a vendor will be hired to clean up the pool area and the owner will be billed for the cost of the cleanup.
 - f. Only American Flags and North Carolina state flags not to exceed four feet by six feet are allowed to be displayed. No university or pro-team flags or insignias of any type are allowed to be flown from flagpoles or displayed in any other manner.
 - g. Skateboarding is not allowed at River Pointe at any time by anyone.

2. Parking: General Provisions Article XI Section 8.
 - a. There will be **NO PARKING ALLOWED ON THE STREET OR IN THE GRASS** by residents or guests at any time. Parking is only allowed in the driveways and garages.
 - b. Any vehicle that is parked on the street and that blocks the possible access of emergency vehicles to any unit or hinders the reasonable easy access of any owner to their unit will be towed immediately at the vehicle owner's expense. Earl's Wrecker Service is available 24/7 at phone number 910-254-0220. The fee will have to be paid by the vehicle owner before Earl's releases the vehicle.
 - c. **Only three (3) cars per household are allowed and one of those cars has to be parked in the garage. If the garage is used for storage or other purposes and or the vehicle will not fit in the garage, that household is only allowed to have two (2) cars. There is not extra parking in the development.**
 - d. The speed limit on all River Pointe property is Nine (9) MPH.

3. Outside Furniture.
 - a. A reasonable number of plants shall be considered to be six plants.
 - b. Outside furniture allowed on porches must be made of wood, wrought iron, or a combination of the two.

- c. Any hanging plant installation that results in a hole in the outside of the building will have to be repaired when the plant hanger is removed. The effected area will need filling and painting, if not the result could be moisture damage or rot. If the owner does not repair the effected area, a vendor will be obtained to do the repairs at the owner's expense.

4. Signs Prohibited.

All "For Sale" and "For Rent" signs (includes signs belonging to real estate agents or signs showing houses are for sale or rent by the owner) shall be professional looking, up to a 20X24 only, shall be placed in a top window only, (no banners are allowed), and an information box or brochure box can be hung over the front railing of the front porch by a wire if the owner wishes (cannot be nailed into wood on the railing). No type of signs, including "For Sale", "For Rent", or "Yard Sale" signs, shall be placed in yards, common areas, or at the front entrance of the development. Open house signs may be placed only during the hours of the open house (one may be placed at the entrance area and one may be placed in the yard of the home having the open house). The open house signs must be removed immediately following the open house.

5. Temporary Structures.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, storage container (POD) or other outbuilding shall be allowed on any lot any time either temporarily or permanently without the prior written permission of the Board of Directors.

6. Recreational Vehicles.

No boat, motorboat, camper, trailer, motor or mobile homes or similar type vehicle shall be permitted to remain on any lot or in parking spaces, at any time.

7. Pets.

- a. No animals, livestock or poultry of any kind shall be kept or maintained on any lot in any dwelling except for dogs, cats and other domesticated household pets. Animals are not to be raised, bred, or kept for commercial purposes or for food. It is the purpose of these provisions to restrict the use of any lot so that no person shall quarter on said lots cows, horses, bees, hogs, sheep, goats, guinea fowls, chicks, geese, rabbits, chickens, turkeys, skunks, snakes or any other animal that may interfere with the quietude, health or safety of the community. No more that two (2) household pets will be permitted on any lot. Pets must be restrained at all times and personally escorted or confined inside the house.
NOTE: the NC Statue 15A MCAC concerning pool safety states "No pets allowed inside the pool or pool area".
- b. It is the pet owner's responsibility to keep their lot clean and free of pet debris.
- c. All animals must be properly tagged for identification, and further, must be kept on a leash. It is the pet owner's responsibility to remove any debris left by their pet upon any of the lots or common areas within the subdivision.

- d. If a resident is observed not cleaning up after their pet more than twice or if dog waste is continuously observed outside of their unit then a violation will be issued.
- e. "Judicious barking dog" control is polite and courteous and will promote the peace, harmony and livability within the community. Owners having dogs on their premises, which bark with sufficient loudness to cause a nuisance, shall be in violation.

8. Outside Antennas.

No outside radio or television antennas are allowed in common areas, or shall be erected on any lot or dwelling, roof or walls or within the properties. However, satellite dishes 18 inches in diameter or smaller are permitted but may not be visible from the street. Any damage from installation of the dish will be the responsibility of the owner. Upon removal of the dish, any holes must be filled and painted to match existing color.

9. Window Covering.

All drapes, curtains or other similar materials hung at any window or door, or in any manner so as to be visible from the outside of any buildings erected upon any lot, shall be of a white or neutral background or material and be neat and hung properly.

10. Exterior Lights.

All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white or non-frost lights or bulbs. No colored lights or bulbs shall be allowed except as holiday decorations. The Board of Directors may limit the number and type of lights used as decorations. During normal holiday seasons no holiday decorations or ornaments shall be allowed in the common areas. Holiday decorations shall not be permitted to stay up no longer than 7 days after the holidays. Any damage to the exterior building caused by holiday decorations shall be the expense of the owner.

11. Trash Receptacles, Lawn Furniture and Personal Property.

- a. Trash cans should not be visible from the street. They may be placed out no earlier than 6 pm the day before collection and left out no later than 8 pm the day of collection.
- b. Lawn furniture, toys, bicycles, grills, and other similar property must be kept and stored inside the unit or otherwise out of view. Seasonal items such as surfboards, coolers and fishing poles shall also be kept inside the unit or out of view.

12. Vehicles Repairs.

No repair to any vehicle may be made in driveways or parking spaces unless such

repairs may be completed in one day. During the course of the repair work, no vehicle shall be permitted to remain on any type of jack or stand more than one day. All oil spills or other damage will be the owner's responsibility to correct immediately and their expense.

13. Clotheslines.

The outdoor drying or airing of clothes, beach towels, wetsuits, etc., and the erection of outdoor clotheslines or similar devices on any lot shall not be allowed.

14. Fuel Tank and Storage Receptacles.

No fuel tanks or similar storage receptacles located on any lot may be exposed to public view. No hazardous or combustible materials to be storage anywhere or any time on site. This is strictly enforced for the safety of the community.

15. Leasing.

- a. No rental or sub rentals of any units will be permitted for a period of less than 12 consecutive months. A copy of the lease must be given to the Board of Directors prior to the homes being occupied by tenants. Also, given to the Board shall be a statement from the owner with the tenants signature acknowledging they received the River Pointe Rules from the owner.
- b. As of November 16, 2009 only owners occupying their unit are allowed to have outside pets. No tenants will be allowed to have outside pets. The current tenants with pets who rented their units prior to this date will be grandfathered in.