

JASMINE COVE HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

THE MEMBERS OF THE JASMINE COVE HOMEOWNERS ASSOCIATION WELCOME YOU TO THE COMMUNITY. WE TAKE GREAT PRIDE IN OUR COMMUNITY AND FEEL SURE THAT YOU WILL DO THE SAME. IN ORDER TO KEEP THE COMMUNITY OPERATING AND LOOKING ITS BEST, THE BOARD OF DIRECTORS ASKS THAT YOU FOLLOW THE RULES AND REGULATIONS LISTED BELOW. IF YOU ARE A HOMEOWNER AND ARE UNSURE OF A RULE, PLEASE CALL OUR HOA MANAGEMENT COMPANY. IF YOU ARE A TENANT, PLEASE CONTACT YOUR LANDLORD.

RESIDENTIAL PURPOSES. All units shall be used for residential purposes only.

EXTERIOR CHANGES. Any exterior change to the unit must be submitted as a written request with changes to the architectural plans to the Board of Directors for approval.

SIGNS. No soliciting, political or religious or any such signs may be placed or displayed on any portion of the common areas, any lot, displayed from any fence, window or any other part of the facility. The only signs permitted are “for sale” and “for rent” signs approved by the Board of Directors. Approval must be given as to height, size and location before any may be displayed.

LOT MAINTENANCE. It shall be the duty of each homeowner to keep the property in a neat and tidy condition, well maintained, with no unsightly debris or litter or the like in view. No large toys, bicycles or parts of vehicles are allowed in yards. Trash bins must be kept in the back of the unit not visible from any of the streets. No trash cans can be kept in the front or the side of your unit. If the back of your unit is visible from any of the streets, your trash can must be inside your patio. Also, they need to be removed from the trash pick up area immediately after trash pick up.

PAINT. All doors, shutters, and trim surfaces of units must be in accord with designated paint options. Exterior doors on all townhomes must be painted either White color using only Valspar – exterior – Duramax Satin Finish – Base – B4 – 75555 OR Liquid Jade color Valspar-American Tradition – 5003-6B (any paint brand may be used so long as color codes match exactly the aforementioned colors). All shutters on all townhomes must be painted using the aforementioned Liquid Jade color. All exterior trim and surfaces must be painted using the aforementioned White color. (This rule was installed after the September 2022 Annual Meeting, approved by membership vote).

NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the

neighborhood. Following Wilmington's noise ordinance designated "quiet hours" shall be from 10 PM to 7AM on weekdays and until 8AM on weekends.

VEHICLES. No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. The Association shall have the right to have such vehicles towed at the owner's expense. Nor residents may have a vehicle on a jack, repair any vehicle, boat motors, motorcycles or any type of motor on or on any common areas including driveways and roads. If your vehicle experiences a flat tire, it must be taken care of it immediately or you run the risk of having it towed at the owner's expense.

PARKING. No vehicles are allowed to park on any grassed or landscaped areas. (NO EXCEPTIONS). The Association shall have the right to have such vehicles towed at the owner's expense. Designated visitors parking is for the visitors, NOT the residents. Please have your guests park in your driveway or in the visitors designated parking. If necessary, guests may park along the street off of the grassed and landscaped areas. Extended or overnight parking on the street is prohibited. Overnight parking should be in your driveway or in visitors parking, not along the street.

OUTSIDE FURNITURE. No charcoal grills, cleaning or gardening equipment or tools shall be permitted in the common areas to the rear of each unit. Lawn furniture may be placed on the patio at the rear of each unit, but may not be placed on the grass or landscaped areas.

RECREATIONAL VEHICLES. No boat, motor boat, camper, trailer, motor or mobile homes or similar type vehicles shall be permitted to remain on any lot or in parking spaces at any time, unless approved by the Board of Directors. (Request must be put in writing and submitted to the Management company).

BIRD FEEDERS. No birdfeeder containing any type of bird seed or perishable food shall be placed on any lot or common area, due to pest control problems.

ANIMALS. Dogs, cats or other household pets may be kept and maintained provided that they are not kept and maintained for commercial purposes. No more than four (4) household pets will be permitted on any lot. Pets (dogs, cats or other household pet) are NOT ALLOWED to run free and MUST be properly LEASHED AND ESCORTED AT ALL TIMES WHEN THEY ARE OUTSIDE. It is the pet owner's responsibility to immediately remove any pet debris left by their pet upon any of the lots or common areas within the subdivision. Any cost incurred by other lot owners or the Association as hereinafter set out, for the removal of pet debris left by the pet owner upon any lot or upon any part of the common areas shall be a charge against the pet owner's lot and shall be assessed against that individual lot owner as a special assessment.

WINDOW COVERINGS. To insure consistency and attractiveness within the Subdivision, white mini blinds (metal or wood) must be installed in all of the windows of all homes within ten(10) days of occupancy, such that the total view of all windows from the outside of the house is white mini blinds. Window treatments (drapes or curtains) inside of the house shall not be visible from the outside of the house or unit.

CLOTHESLINES. The outdoor drying or airing of clothes and the erection of outdoor clotheslines or similar devices on any lot in the Subdivision shall be subject to the approval of the Board of Directors and then only when thoroughly concealed or screened from public view within the fenced area.

FUEL TANKS AND STORAGE RECEPTACLES. No fuel tanks or storage receptacles located on any lot may be exposed to public view. Any such receptacles must be installed only within a fenced area adjacent to the house or unit within the subdivision.

YARD SALES. Yard or garage sales are strictly prohibited. A \$25.00 fine will be imposed immediately to unit owner where sale is held.

ANY VIOLATION OF RULES BY OWNERS, THEIR GUESTS OR TENANTS, THE OWNER OF THE UNIT SHALL BE SUBJECT TO THE FOLLOWING FINES:

1st OFFENSE - WARNING

2ND OFFENSE - \$50.00 FINE

3RD OFFENSE - \$100.00 FINE

AND FOR EACH OFFENSE THERE AFTER - \$150.00 DAILY

Revised 2025