

River Pointe Homeowners Association

Revised September 2018

RULES AND REGULATIONS

Purpose: As a homeowners Association, we need to work together for the good of the neighborhood. Establishing guidelines, we all will follow provides uniformity and consistency within the subdivision while maintaining the aesthetics and cleanliness of our units. This will ensure the highest and best value of our property in the River Pointe community.

Architecture: Article VII Section 1

Any changes to the existing property's structure mt be approved by the BOD, including but not limited to exterior fixtures, fencing and storm doors.

Maintenance of Lot: Nuisances-Article IX Section 2

- a. No personal items of any type are allowed in any of the common areas without prior written board of 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 items offensive or detrimental to the appearance or marketability of the units in the development.
- c. ATV's, bicycles, jet skis, motorcycles, kayaks, 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/resident **will be billed** for the fee for performing this clean up service.
- e. If any resident or guest of 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. No Smoking or vaping in pool area.**
- f. Only American flags and 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. Small garden banners are allowed!
- g. Skateboarding is not allowed at River Pointe at any time by anyone

Parking: General Provisions Article XI Section 8

- a. There will be **NO PARKING ALLOWED ON THE STREET OR ON GRASS** by residents or guest at any time. Parking is only allowed in the driveways and garages and overflow parking at the end of Durand's Landing for 24 hours only.

- 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, 910-254-0220**, available 24/7. The fee will have to be paid by the vehicle's 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 vehicle will not fit in the garage, that household is only allowed to have two (2) cars.
- d. If an owner, renter/resident or guest damage the grass or sprinkler/ irrigation system from parking or driving on it, the resident will receive an invoice for the cost of the replacement or repair.
- e. The speed limit on all River Pointe property is nine (9) MPH. If vehicle exceeds that, a fine will be sent to resident.

Outside Furniture-Article IX Section 4

- 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 or decoration installation that results in a hole on the outside of the building will have to be repaired when the hanger or decorations are 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**.

Signs Prohibited-Section 5

All "For Sale" and "For rent" signs (includes signs belonging to real estate agents 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 RP 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 unit having the open house). The open house signs must be removed immediately following the open house.

Temporary Structures-Section 6

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

Recreational Vehicles-Section 7

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

Pets-Section 8

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, hogs, sheep, goats, guinea pigs, fowls, chicks, geese, rabbits, chickens, turkeys, skunks, snakes or any other animal that may interfere with the quietude, health or safety of the community.

Do not leave food scraps of any kind anywhere in our community. There have been aggressive raccoons climbing onto decks looking for food. We need to keep our community safe from unwanted animals.

No more than 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. 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. Pet owners are required to carry bags to clean up after pets.

If a resident is observed not cleaning up after their pets more than twice or if dog waste is continuously observed outside of their unit, then a **violation** will be issued.

Owners having dogs on their premises, which bark with sufficient loudness to cause a nuisance, shall be in **violation**.

Note: the NC Statue 15A MCAC concerning pool safety states "No pets allowed inside the pool or pool area".

Outside Antennas-Section 9

No outside radio or television antennas are allowed in common area, or shall be erected on any lot or dwelling, roof or walls 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.

Window Coverings-Section 10

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.

Exterior Lights-Section 11

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 types 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 longer than 10 days after the holiday. Any damage to the exterior building caused by holiday decorations shall be the expense of the owner.

Trash Receptacles, Lawn Furniture and Personal Property -Section 11

- a. Trash cans should not be visible from the street. They may be placed out no earlier than 6 pm the day before the collection and left out no later than 8 pm the day of collection.
- b. Lawn furniture, toys, bicycles, grills, wet towels and other similar property must be kept and stored inside the unit or out of view.

Vehicle Repairs-Section 13

No repair to any vehicle may be made in the 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 at their expense.

Clotheslines-Section 14

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

Fuel Tanks and Storage Receptacles-Section 15

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

Leasing

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 or Blue Atlantic Management Company prior to the homes being occupied by tenants. Also, given to the Board or management company shall be a statement from the owner with the tenants' signature acknowledging they received the **River Pointe Rules** from the owner. A printed copy of Rules and regulations can be obtained by bamgt.com website.

