

## Lake Brewster Rules and Regulations

**Purpose:** As a Home Owners 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 homes and properties. This will ensure the highest and best value of the property in the Lake Brewster community.

### **1. Association Dues**

- a. The Quarterly Association fees are due on the 1<sup>st</sup> day of the quarter. The grace period in which the Association may receive the payment without penalty to the lot owner is allowed until the last day of the first month of the quarter.
- b. A late penalty in the amount of Twenty Dollars (\$20.00) per month for the unpaid assessment will be added to any account with a balance greater than zero.

### **2. Residential Use**

- a. All lots are to be used for residential purposes ONLY. No home shall be used for business purposes.
- b. No mobile home or similar mobile dwelling including trailer, tent, shack, garage, barn, outbuilding or temporary structure may be used on any lot at any time as a residence or living quarters.
- c. No mobile home, trailer, motor vehicles, camper or similar vehicle may be stored or permitted to remain on any lot at any time for any purpose without written approval from the Association. Approval may be given at the Association's sole discretion and may be for a limited period of time determined by the Association.
- d. All boats and trailers that are permitted on any lot by the Association must be stored completely within the paved driveway on the lot. Boat trailers must have covered boat on trailer. No empty boat trailers are permitted.

### **3. Maintenance of Home**

- a. It shall be the responsibility of each homeowner or occupant to keep his/her home in good repair. Any necessary repair that is visible (Examples: siding, roofs, soffit & fascia, shutters, garage doors, windows, etc.) from the common elements or any other lot that is not addressed by the homeowner,

after written notices, shall be repaired by the Association at the owner's expense.

- b. The storage of household items in front of fences or the home is not permitted. This includes bicycles, barbeque grills, or other items that would routinely be stored in back yards or in garages.

#### **4. Lot Maintenance**

- a. Each lot owner is responsible for the maintenance and repair of his or her lot and any improvements added to the lot, including buildings, parking areas and landscaping in a manner consistent with the Declarations. In general, this refers to mowing, landscaping, edging and clearing of clippings properly.
- b. If the owner fails to properly maintain his property the Association has the right to have the maintenance work completed and assess all costs incurred by the Association to the Lot owner.

#### **5. Trash Receptacles**

- a. All trash receptacles must be kept behind the front of the residence on each lot at all times with the exception that the trash receptacle may be placed on the curb no more than 24 hours before the scheduled pick up. All receptacles must be returned behind the front of the home no later than 24 hours after the scheduled pick up.
- b. All residents are expected to share in the responsibility of keeping all common grounds free of trash and debris.

#### **6. Mailboxes**

- a. All mailboxes within Lake Brewster must be of the same design and location as designated by the Architectural committee.

#### **7. Yard Sales**

- a. No yard sales are permitted within the community except on Fridays, Saturdays and Sundays.
- b. Removal of all signs and advertisements must be done by the homeowner within 48 hours after the event.

#### **8. Fencing**

- a. No fence or wall over six (6) feet in height above the ground may be erected or permitted on any lot.
- b. Association approval is required prior to construction.

#### **9. Signs/Decorations**

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- a. No sign of any kind shall be erected or displayed on any lot or home, except (1) a temporary "For Sale" sign, or (2) a property or owner identification sign not exceeding a combined total of two (2) square feet
  - b. Holiday decorations must be removed within 10 days after the holiday.
10. Fuel tanks
- a. No fuel tanks or similar storage receptacles may be exposed to view. Any such receptacle must be installed only within the home, within an accessory building, within a screened area or buried underground.
11. Parking
- a. There will be NO parking on the streets of Lake Brewster. The only exception is if one has a visitor dropping something off, or a delivery of some sorts. During the Holidays, if you are going to have family staying for an extended amount of time and will need to use the streets for parking; then a written (email) will need to be sent to Blue Atlantic Management to have on record.
  - b. All vehicles must be parked in the lot driveway.
12. Nuisances
- a. Each lot owner is responsible for preventing the development of any unclean, unsightly, or unkept conditions of the building or grounds on his lot that may decrease the beauty of the neighborhood as a whole. The Association has the right to make any necessary repairs for unsightly, unrepaired damages to a home and the expense will become a lien against that property.
  - b. No noxious or offensive activity shall be carried on upon any lot including anything that may become an annoyance, danger, discomfort or nuisance to owners in the neighborhood.
  - c. Acceptable hours for contract work unless in the event of an emergency. Acceptable hours are 8 AM to 6 PM Monday through Saturday.
  - d. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. Dogs, cats or other household pets may be kept if they are not kept, bred or maintained for any commercial purpose. All such animals must be tagged for identification as required by New Hanover County Law. Pets must be on a leash or under the control of their owners at all times in accordance with the ordinances of New Hanover County. Pet owners are responsible for cleaning up after their pets and disposing of pet waste in proper trash containers.
  - e. No automobile or motor vehicle may be dismantled or repaired on any lot. No mechanically defective or inoperable automobile, motor vehicle, mechanical device, machinery or junk car shall be placed or allowed to

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remain on any lot at any time. No automobile may be parked on the grass of any lot.

**13. Architectural Review**

- a. Before any structure or improvement whatsoever may be constructed or changed upon any lot, a plan or drawing including location, orientation, construction materials, styles and exterior color schemes must be submitted and approved in writing by the Architectural Review Committee.
- b. The Architectural Review Committee may approve or disapprove any plans, specifications or details submitted within thirty (30) days from the date of receiving.
- c. The Architectural Review Committee has the right to disapprove any plans, specifications or details submitted in the event they are not in accordance with the provisions of the Declaration or the Design Guidelines. All decisions of the Architectural Review Committee are final.
- d. Once the plans, specifications and details have been approved by the Architectural Review Committee a copy of the signed approval will be returned to the lot owner. All construction must adhere to the plans, specifications and details that were submitted and approved by the Architectural Review Committee.

Failure to abide or comply with the above items will result in action and fines by the Lake Brewster HOA.

1. First Violation- Written Letter or Email (Notice of days for compliance will be issued in each letter)
2. Second Violation- \$25 Fine
3. Third Violation- \$50 Fine
4. Fourth Violation- \$100 Fine

The Lake Brewster HOA Board of Directors has the right to revise these Rules and Regulations as may be required from time to time in order to preserve the integrity of our community.

The Board offers you the opportunity for a hearing to consider the violation(s) and any potential fine if you request it in writing within 15 days from the date of the notice. If you do request a hearing, it will be held within 30 days of receiving your request. All correspondence is to be in writing to:

Lake Brewster Homeowners Association, Inc. c/o Blue Atlantic Management, LLC  
5129 Oleander Drive, Ste 101  
Wilmington, NC 28403 OR Thomas@BAMGT.com