

BELLE MEADE PLANTATION

Community Standards

Belle Meade Plantation Community Standards

Table of Contents

1. Purpose 3

2. Owners Association 3

3. Voting Rights 3

4. Common Areas 3

5. Board of Directors 4

 5.1 Structure 4

 5.2 Responsibilities 4

 5.3 Meetings 5

6. Assessments 5

 6.1 What do lot owners assessments pay for? 5

 6.2 Payment of Annual Assessments 6

 6.3 Collection Procedures for All Assessments 6

 6.4 Late Fees and Other Charges to Delinquent Accounts 6

 6.5 Liens / Foreclosures 7

 6.6 Payment Plans and Late Fee Waiver Requests 7

7. Exterior Design / Changes 7

 7.1 General Information 7

 7.2 Design Features 8

 7.3 Window & Storm Shutters 8

 7.4 Garage Doors 8

 7.5 Driveways 8

 7.6 Paint Colors 8

 7.7 Exterior Lights 9

 7.8 Exterior Appearance & Maintenance 9

 7.9 Satellite Dishes / Antennae 9

 7.10 Solar Panels 10

 7.11 Mailboxes 10

 7.12 Fences 11

 7.13 Arbors, Decks, Outdoor Showers, Landscape Walls, Patios, Porches, Patio and Porch
 Extensions, Privacy Screens, Retaining Walls, Trellises, Garden Paths, etc. 13

 7.14 Stand-by Generators 13

8. Landscaping / Landscape Maintenance 13

 8.1 General Information 13

 8.2 Maintenance of Yards in all Lots by BMPOA 14

Belle Meade Plantation Community Standards

8.3 Common Areas 14

8.4 Lawns (Turf Grass)..... 14

8.5 Trees / Shrubbery / Plants / Hedges 15

8.6 Shrubs & Bushes Adjacent to Front Sidewalks 15

8.7 Irrigation Systems 16

8.8 Pine Straw Mulch 16

8.9 Natural Areas 16

9. Project Approval Procedures 17

10. Streets, Parking & Vehicles 18

10.1 Street Maintenance 18

10.2 Parking 18

10.3 Vehicles 18

11. Pets 19

12. Playground..... 19

12.1 General Information 19

12.2 Usage..... 19

13. Trash & Trash Removal 19

13.1 Trash Receptacles 19

13.2 Refuse..... 20

13.3 Construction Debris 20

14. Signage..... 20

14.1 Home Sale or Rental Signs 20

14.2 General Contractor Signs 20

14.3 Political Signs..... 20

14.4 Other Signs 20

15. Leasing 21

16. General Nuisances 21

17. Garage / Yard Sales 21

18. Violations & Violation Procedures..... 21

Appendix A: Architectural & Landscape Change Request Form 23

Appendix B: Current Board of Directors 24

Appendix C: Mail box Supplier 24

Appendix D: Utilities Information 25

Appendix E: Verification Signatures 25

Belle Meade Plantation Community Standards

1. Purpose

These Community Standards (“Standards”) seek to provide information and serve as a reference for the lot owners of Belle Meade Plantation Owners Association, Inc. (BMPOA). They are intended to supplement the current Covenants and By-laws established and registered with the North Carolina Secretary of State in 2010. The information referenced herein is deemed to be current as of April 2021.

These Standards offer details to assist interpretation of some provisions in our governing documents and, among other things, offer guidance on the process and what is permissible when lot owners want to make changes to their homes and landscaping. The BMPOA Board of Directors (Board) has adopted these Standards to assist lot owners to maintain a consistent appearance in keeping with the general character of the neighborhood.

This document was developed by and is the result of input from past and current Board and lot owners. As a policy document, these Standards shall be applicable to all lots and Common Areas within Belle Meade Plantation.

2. Owners Association

BMPOA is a non-profit corporation formed under the laws of the State of North Carolina for administering the operation and management of Belle Meade Plantation subdivision.

Each homeowner in Belle Meade Plantation is a member of the BMPOA by virtue of Lot ownership. Such membership runs with each lot and cannot be separated from the ownership of any lot.

All members of BMPOA, together with their tenants, families, guests and invitees are subject to the rules, regulations and requirements as established in our governing documents. All members are expected to maintain a consistent appearance in keeping with the general character of the neighborhood. Any variance must be expressly approved by the Board in writing.

Members are encouraged to read the BMPOA Declaration for a more detailed description of the Belle Meade Plantation governing requirements.

The terms “member,” “lot owner,” and “homeowner” may be used interchangeably in these Standards.

3. Voting Rights

Each lot shall be entitled to one vote. Lot owners are eligible to vote provided their account is not more than 30 days past due.

4. Common Areas

Common Areas and real property owned by BMPOA include:

Belle Meade Plantation Community Standards

- Streets (a portion of Pine Hollow Drive and all of McGinnis Lane including cul-de-sac and roundabout islands)
- Street Lights
- Signage and structures
- Alleys (both thru ways and closed-in)
- Sidewalks
- Playground
- Common area irrigation system
- Storm water management system that includes three detention/retention areas, rip-rapped areas to prevent erosion of soil and alleys, and areas adjacent to the headwaters of Barnard's Creek (a navigable waterway of the United States regulated by the EPA, NC DEQ, and, potentially, the U.S. Army Corps of Engineers).

BMPOA is responsible for general maintenance of common areas and amenities.

All lot owners have the right to enter and use the common Areas.

5. Board of Directors

5.1. Structure

The Board is comprised of three to seven members elected by the lot owners at each annual meeting.

Any homeowner is eligible to become a Board member provided their account is not more than 30 days past due.

The Board elects its officers: President, Treasurer, Secretary, and positions of Director at Large as needed.

The Board may appoint committees to oversee and report improvements of need, concerns expressed, progress of actions, etc.; as deemed appropriate in carrying out its purpose, such as Architectural Review Board, Landscaping Committee, Community Standards Committee, and Roads Committee.

5.2. Responsibilities

The Covenants and Bylaws give the Board the power and responsibilities to administer the affairs of BMPOA. These duties include but are not limited to: adopting, amending and enforcing regulations governing BMPOA; setting a common expense budget; making contracts and incurring liabilities as necessary; making architectural and landscape approval decisions, and maintaining design and architectural control in keeping with the general character of the neighborhood, by acting in the capacity of "Architectural Review Board."

5.3. Meetings

Regular meetings of the Board will be announced in advance by e-mail. Special meetings may be called as necessary and will be announced in advance.

If a lot owner has a specific item to be placed on the agenda for discussion, it must be submitted in writing at least five days prior to the meeting. The first fifteen (15) minutes of the regular meeting are set aside for a homeowner forum.

The agenda for each Regular Meeting is finalized at 24 to 72 hours prior to the meeting.

Meeting minutes are completed for all Board meetings. Minutes are approved at each subsequent meeting. The [Regular Meeting Minutes](#) are [forwarded to all Association members](#) following approval.

The Board Secretary can provide a copy via e-mail if requested by an owner.

6. Assessments

6.1. What do lot owners assessments pay for?

As members of Belle Meade Plantation Owners Association, owners are required to share the costs of maintaining and operating our community's common areas, systems, equipment, landscaping and shared amenities. These costs are covered by the owners' association annual assessment paid in quarterly installments.

No owner may waive or otherwise escape liability for the assessment or maintenance charges provided for herein by non-use of the common areas or abandonment of a Lot.

The assessments set by the Board of Directors are based on projected annual expenses and reserve account allocation. Annual expenses of BMPOA may include but are not limited to: LANDSCAPING (mowing, edging, trimming all lots and common areas); ELECTRICITY (street/sign lighting and irrigation system timers); WATER (irrigating common areas); PROPERTY MANAGEMENT FEES; INSURANCE (liability); STORM WATER SYSTEM (maintenance); REPAIRS (infrastructure & common areas); CAPITAL IMPROVEMENTS (as necessary); TAXES; and, LEGAL expenses.

BMPOA allocates a portion of the assessments to a special long-term reserve account to cover planned and budgeted renovations or repairs that do not occur on a regular basis. If the reserve fund is not large enough to cover these expenses, the Board of Directors may levy a special assessment to make up the difference – an additional fee you must pay.

Special Assessments may be levied by the Board as necessary for planned or unplanned events including, but not limited to: repairing/repaving interior roads; retention pond repair; annual pine straw application; or unexpected storm cleanup. Payment of such assessments will be due based on each circumstance and timeline.

6.2. Payment of Annual Assessments

As January 1, 2021, the BMPOA annual assessment is \$1,480.00 for each lot.

The annual assessment may be paid in full by January 30th or it may be paid in four (4) quarterly payments of \$370.00 each. If paid quarterly, payments are due on the first of the month at the beginning of each quarter.

1. January 1
2. April 1
3. July 1
4. October 1

Payments are to be made to: Belle Meade Plantation Owners Association
c/o [Blue Atlantic Management](#)
[5129 Oleander Drive Ste. 101](#)
[Wilmington, NC 28403](#)

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Alternatively, they may be paid [by signing up for auto-draft. Forms can be requested to management or online at \[www.bamgt.com\]\(http://www.bamgt.com\).](#)

6.3. Collection Procedures for All Assessments

Lot owners on e-delivery receive an invoice from [the Property Manager](#) via email on the 20th of the month before the due date (this is the first day of the quarter for annual assessments). Those not on e-delivery get hard copy invoices mailed out on or near first of month before due. Failure to receive such a reminder shall in no way relieve the responsibility of the homeowner to pay all amounts owed BMPOA by the due date.

BMPOA has established a grace period for the payment of Assessments to allow additional time beyond the due date before the application of a late fee. The grace period is one month. Assessments shall be considered Past Due if not received by the last day of the month (e.g., January 31 for January 1).

Each assessment, together with interest and reasonable attorney fees, is the personal obligation of the person or entity who is the Lot Owner at the time the assessment became due. If payment in the full amount of the Assessment balance due for each billing period is not paid within the grace period, the Association will impose a late fee. This is in addition to any processing fee or other fee charged by the management company for sending out a late notice.

6.4. Late Fees and Other Charges to Delinquent Accounts

Belle Meade Plantation Community Standards

Any invoice, whether it be for quarterly assessments or for other assessments, not paid within the one-month grace period will result in a late fee of \$20, except that accounts with a past due balance equal to or less than \$50 do not accrue a late fee. Past due accounts with a balance greater than \$50 will accrue a late fee to the account.

Notice of late fees or processing charges assessed will be e-mailed to lot owners each time they are assessed.

Returned check charge – \$25.00

Legal and administrative charges incurred by BMPOA may be added to the delinquent account.

6.5. Liens / Foreclosures

In accordance with the Declaration, BMPOA may bring legal action in the form of a lien or a foreclosure against the property if an owner has a past due account.

BMPOA will consider proceeding with a lien when the account is past due in an amount equal to more than two quarters worth of assessments. Accounts will be turned over to an attorney for collection or lien processing. All costs and reasonable attorney fees of any such action shall be added to the lot owner's outstanding charges which is in accordance with our governing documents.

6.6. Payment Plans and Late Fee Waiver Requests

Upon written request by a lot owner, the Board, at its discretion, may approve Payment Plans for lot owners with delinquent accounts. Such requests for a Payment Plan must be submitted for Board approval.

- a. In no case will the Board forgive any portion of an actual assessment (the "principle"), legal fees incurred, or any other expenses.
- b. The outstanding delinquent assessment amount owed will be payable in EQUAL monthly installments that are IN ADDITION TO any assessments that come due during the payment plan period.
- c. All payment plans shall be payable via Automatic Bank Draft (ACH).

Upon written request by a lot owner, the Board will consider a waiver of late fees if the delinquent assessment amount has been paid in full.

7. Exterior Design/Changes

7.1. General Information

Belle Meade Plantation was designed as a Charleston style neighborhood. It is the Board's responsibility and obligation to ensure a consistent appearance in keeping with the general character of the neighborhood, to ensure the maintenance of external design harmony, and to ensure the architectural integrity of the neighborhood.

Belle Meade Plantation Community Standards

All building and construction plans and specifications, including any alterations, additions to or changes in the external structure or appearance of existing homes and lots must be approved by the Board before any work is started. Procedures for requesting building upon a lot or making changes to any lot or existing home are covered in Section 9.

Lot owners may not alter the grade, elevation or other physical characteristics of any lot, or portion thereof, in any way whatsoever, until a proposed site grading plan and schedule have been approved by the Board.

Any exterior repairs or additions made by the homeowner without approval are the responsibility of the homeowner to return to the original design.

7.2. Design Features

Architectural features that have been approved for homes in Belle Meade Plantation:

- HardiBoard lap-plank siding for the exterior.
- Architectural style asphalt shingles for roofs.
- Square columns only
- Case windows are white with single centered vertical grill.
- Brick used only on stairs and as outer edge of porches and patios (No brick or natural stone facades permitted).
- Foundations may be finished as polished concrete or with stucco, painted white. Other designs may be approved by the Board of Directors.

7.3. Window and Storm Shutters

Exterior decorative window shutters are not permitted.

Removable storm shutters are allowed, but the type and design must be approved by the Board of Directors. In addition, once the "shutter system" is approved and installed, the actual shutters can only be put in place in response to an imminent storm, and must be removed promptly after the storm.

7.4. Garage Doors

Garage doors shall be consistent in design with the existing homes. Garage doors that have been approved are white, single, double-sized doors.

7.5. Driveways

All driveways shall be a concrete material.

Construction of driveway extensions (width or length), or separate driveways, as a home improvement, must conform with the Built Upon Area restrictions in the Declaration of Covenants and be approved by the Board. Built Upon Area is defined in the Declaration of Covenants and modified by state law.

7.6. Paint Colors

Belle Meade Plantation Community Standards

The following paint colors have been pre-approved:

Arctic White	Monterey Taupe
Autumn Tan	Navajo Beige
Boothbay Blue	Sail Cloth
Heathered Moss	Sandstone Beige
Khaki Brown	Woodland Cream
Light Mist	Woodstock Brown

Colors can be viewed on-line at: <http://www.jameshardie.com/homeowner/colorplus-palette.shtml>

Exterior house trim must be painted Benjamin Moore exterior latex 'White BK-1' or equivalent.

Changes to door color are approved by the Board on a case-by-case basis.

No paint or color on metal accent roofing is permitted.

7.7. Exterior Lights

Corner flood lights and lights on the centerline above the garage door are permitted for driveway overhead lighting.

Please be courteous of your neighbors when illuminating exterior lighting. Do not operate any light that shines directly in a neighbor's home.

All light sources installed in any exterior fixture shall be clear, white, or non-frost light bulbs.

7.8. Exterior Appearance and Maintenance

Lot Owners are responsible for exterior appearance and maintenance of homes.

Home exteriors must be maintained in a good state of repair and free of dirt, mold, mildew, etc.

Common items requiring maintenance should be cleaned, repaired, or replaced as necessary, including roofs, gutters, doors, windows, privacy screens, siding and trim, lattices, brick retaining walls, and other elements of the exterior of homes and yards.

Planters/window boxes permanently mounted on the sides of homes have not previously been approved.

Holiday decorations should be removed within 20 days after that holiday.

7.9. Satellite Dishes/Antennae

Satellite dishes are permitted but must be one meter or less in diameter and should be placed in the least conspicuous location on the lot (as viewed from Pine Hollow Drive or McGinnis Lane).

All utility lines must be properly secured and should be installed underground.

Belle Meade Plantation Community Standards

Refer to Section VII.J of the Amended Declaration of Covenants, recorded May 20, 2010 for specifics on use restrictions.

7.10. Solar Panels

Solar panels should be installed to minimize visibility from the street.

Connections to electrical panels and conduits should not be visible from the front of the home.

Owners must submit plans for solar panels to the Board for approval.

7.11. Mailboxes

Mailboxes and posts are the property of the homeowner.

Belle Meade Plantation Mailboxes are comprised of a metal mailbox mounted on wood cross bars with a paper box attached to a wood post with a flat wood post cap. The street address and Belle Meade Plantation logo are laser etched on both sides of the paper box cross bars. Colors should match the standard of the community.

Mailbox Specifications:

- a. Colors. Originally, our Mailboxes were painted in three shades of green, with white lettering. To simplify the maintenance of our Mailboxes, the board has decided to begin using one shade of green only for the box and post assembly, namely "Rustoleum Protective Enamel Hunter Green". The white lettering will be "1Shot White Lettering Enamel".
- b. Design. The mailbox is a size and style like Gibraltar Elite Large Premium Post-Mount Model #E1600G00 available at Home Depot. The post is 4" x 4" pressure treated pine post secured in concrete. The post cap is similar to DeckoRail "Newbury" 4" x 4" Classic Post Cap (Model #186755), available at Home Depot.
- c. Replacement Cross Bars. The etched mailbox cross bars can be purchased from companies identified in Appendix C.

BMPOA is responsible for periodic cleaning, painting and minor repairs, while the Homeowner is responsible for major repairs and replacement.

BMPOA Responsibilities:

- Metal mail box cleaning and waxing.
- Leaning posts
- Minor crevice/hole filling, sanding and painting of wood parts.
- As-needed painting due to faded appearance.

Homeowner Responsibilities:

- Wood parts with more damage than small holes/crevices.

Belle Meade Plantation Community Standards

- Missing mail box door or flag
- Peeling paint
- Metal bottom-of-post protectors.
- Split, broken or rotting wood
- Mail box/paper box/post misalignments or disconnections
- Mail box, paper box and/or post replacement.

Mailboxes and posts damaged beyond repair may be replaced by BMPOA at the lot owners' expense if the lot owner does not repair or replace the box/post after proper notice is given.

7.12. Fences

In general fences are not in keeping with the original intent and external design of our community. Nevertheless, some fences have been approved in back yards and the Board has adopted the following standards for approval of fences in order to preserve the harmony of external design of the neighborhood.

In this context, the word "fence" is defined as a barrier that, together with exterior walls of a house, completely encloses a portion of a yard. It does not include privacy screens, retaining walls, trellises, etc.

- a. No fence may be erected or placed on any Lot without permission of the Board.
- b. Requests must be submitted with plans or a sketch showing proposed location, length of each side, location of any gates, and specifications including the kind, shape, height, materials, colors, etc.
- c. By making such a request, the owner acknowledges the impact of easements held by BMPOA and others and accepts the responsibilities associated with them. Per Article III, Sections F. and G. of the BMPOA Declaration Covenants, there are easements over, under, and along all lots which can be as large as thirty (30) feet wide along the rear lines of each lot, ten (10) feet wide along the side lines of each lot, and ten (10) feet wide along the front lines of each lot. These easements can be exercised by the Association, public utilities, and others without express permission from owners to perform a wide variety of work and activities. Structures, plantings, fences or other materials placed or permitted to remain within such areas cannot interfere with these activities. If such easements do need to be exercised, the owner accepts responsibility for removing the fence in a timely manner, and for replacing the fence if they choose to do so. In case of any emergency originating in or threatening any lot or the Common Areas, regardless of whether any lot owner is present at the time of such emergency, the Association or any other person authorized by it have the right to enter any lot for the purpose of remedying or abating the causes of such emergency and making any other necessary repairs not performed by the lot owners, and such right of entry will be immediate. If a fence is

Belle Meade Plantation Community Standards

damaged by these activities, the owner is responsible for replacing the fence, not the BMPOA.

- d. The homeowner is responsible for yard maintenance inside any fenced area as per longstanding BMPOA requirement and official policy adopted by the Board on April 14, 2020. This may be done by homeowners themselves or by obtaining a private service contract.
 - 1) Annual dues (paid quarterly) will not be lowered.
 - 2) **IMPORTANT:** Any private service contract is established between the homeowner and a service provider directly. BMPOA is not a party in any privately contracted yard care service by a homeowner and does not establish the rate for this private service.
 - 3) **IMPORTANT:** Cancellation and cost of this privately held service contract is subject to change at any time by the service provider.
 - 4) As a convenience, as of year 2020, the BMPOA contracted yard care provider offers this service at a flat rate of \$25 per month, paid directly from the homeowner to the service provider.
- e. Fences are not included in the definition of Built Upon Area. However, fences cannot obstruct or retard the flow of stormwater draining to or from the owner's lot or any other lot.
- f. Fences must be in the back and side yards. Reasonable effort should be provided to minimize the view of any fence from the Pine Hollow Drive and McGinnis Lane.
- g. If the back yard is adjacent to an alley, there must be an unfenced buffer of at least 5 feet from the edge of the alley curb.
- h. Generally, fences meeting the following requirements are acceptable:
 - 1) Black.
 - 2) Metal. Not wood. Not vinyl.
 - 3) No taller than 48" above ground level.
 - 4) Do not cross a driveway or sidewalk.
 - 5) Look similar to these three pictures:



7.13. Arbors, Decks, Landscape Walls, Outdoor Showers, Patios, Porches, Patio and Porch Extensions, Privacy Screens, Retaining Walls, Trellises, Garden Paths, etc.

Construction or installation of these and all such items must be expressly approved by the Board.

In general, any such items must be similar in appearance and “feel” to the existing community installations.

To the extent that such items may increase built upon area, they must conform with the Built Upon Area restrictions in the Declaration of Covenants. Built upon area is defined in the Declaration of Covenants and modified by state law.

7.14. Standby Generators

Residential Standby Generators that maintain a consistent neighborhood look and character of home exteriors may be installed as follows:

- a. Generators must be professionally installed.
- b. Installation should look as much as practical like the existing heat pump compressors and propane tank hook ups thru-out the neighborhood
- c. Generators should be installed next to houses or garages in typical locations and should be enclosed and on a slab. Generators do not need to be screened from view any more than an existing A/C compressor.

Belle Meade Plantation Community Standards

- d. Fuel tanks may be next to houses like existing gas log tanks or buried in the ground. Such installations do not need to be screened any more than an existing propane tank hook up.
- e. Fuel tanks may also be located elsewhere in the yard provided they are not visible from Pine Hollow Drive or McGinnis Lane and are screened from view by neighbors.

8. Landscaping/Landscape Maintenance

8.1. General Information

The BMPOA has a lawn and yard maintenance contract and is responsible for weekly, seasonal, and annual yard and Common Area maintenance.

While much of the routine upkeep of your yard and lawn are covered by the BMPOA, Lot Owners are ultimately responsible for maintaining the beauty of their lawn and yard and preventing unsightly and/or unkempt grounds.

Each home owner is responsible for maintaining the original look and design of their yard, including all trees, shrubs, grasses, and plantings unless changes are approved by the Board.

Negligent home owners will be notified by the management company and fines or penalties may be assessed, as covered in Section 18.

All building and construction plans and specifications, including any alterations, additions to or changes in the external structure or appearance of existing homes and lots must be approved by the Board before any work is started. Procedures for requesting building upon a lot or making changes to any lot or existing home are covered in Section 9.

8.2. Maintenance of Yards in all Lots by BMPOA

The BMPOA lawn and yard maintenance contractor provides the following seasonal lawn and yard care services for each lot. This service is included in your quarterly dues payments:

- a. Lawn mowing
- b. Driveway, sidewalk, and curb edging
- c. Pruning of all trees and shrubs in flower beds (not Natural Areas in back yards) not exceeding ten feet in height
- d. "Limbing up" of taller trees to 8' above ground
- e. Spot Treatment of flower bed weeds
- f. Application of Pine Straw mulch once a year

If the residence has a fence, the above services are not provided inside the fenced area, but may be arranged by paying an extra fee as per paragraph 7.12.

Belle Meade Plantation Community Standards

The Association does not provide fertilization and herbicide (weed control) treatments. These treatments are each lot owner's responsibility.

Lot irrigation is also each lot owner's responsibility.

8.3. Maintenance of Common Areas

The BMPOA is responsible for weekly, seasonal, and annual maintenance of common area turf grass and shrubbery, including all cul-de-sac and roundabout islands, the playground area, and community retention/detention ponds.

8.4. Lawns (Turf Grass)

It is the lot owner's responsibility to maintain turf areas by replacing dead areas in the lawn greater than 10 feet x 20 feet (200 sq. ft).

All originally installed turf grass is Centipede and all Centipede hybrids are acceptable.

Zoysia hybrids 'Crowne', 'Empire', 'Zenith', and 'JaMur' are also approved for lawns in the neighborhood.

Any other turf types must be approved by the Board before installation. Preference will be given to medium to coarse bladed (textured) Zoysias. The Board has approved St. Augustine turf in some yards. The Board will approve St. Augustine when requested but wants to track performance of this turf in the neighborhood.

8.5. Trees / Shrubbery / Plants / Hedges

Maintaining the look and character of the neighborhood, particularly the street side of all homes, is a high priority.

Trees may not be cut down without prior approval of the Board.

To the greatest extent allowed by house plan, and lot shape and size, each lot should have a Sabal palm or similar tree (palm with frond-less, high, narrow trunk) planted in the front yard.

Plantings on your lot are your responsibility. Dead plantings must be removed or replaced.

When replacing trees, shrubbery or other plantings they should be in kind or of a species found existing throughout the neighborhood that will maintain a consistent appearance in keeping with the general character of the neighborhood. With this in mind, **Board approval is not necessary to either replace in kind**, or when adding a slight number of such plantings to an existing plant bed.

The size of existing plant beds may not be enlarged, or new beds added, without prior approval of the Board. Members wishing to add new plants/flower beds, or change the appearance (size, shape, dimensions) of existing beds on a lot, must submit [a Request](#) to the Board of Directors for review. Board approval is required before any work is started.

Belle Meade Plantation Community Standards

Mass plantings are not allowed without prior approval of the Board.

Because the BMPOA lawn and yard maintenance contract only covers pruning and trimming of shrubbery and plantings not exceeding ten feet in height, no shrubs, plantings, or hedgerows should be taller than ten feet. If they do get that tall, the home owner is responsible.

8.6. Shrubs and bushes adjacent to front sidewalks

Street side plantings immediately adjacent to sidewalks in the neighborhood are small evergreens (with small flowers, if any) and turf without shrubs.

The guidelines below have been adopted for plantings around mailboxes and in plant beds adjacent to sidewalks on the front side (street-side) of houses.

Shrubs and bushes should be maintained at a height not to exceed approximately one-half of the height of a mailbox post (in a range from 18 inches to three feet).

Turf may be substituted for originally installed hawthorns or any other plants in these areas.

The following shrubs and plantings have been pre-approved by the Board and may be substituted for originally installed shrubs, or used in place of turf, if a lot owner chooses to do so.

- White or pink blooming hawthorn bushes (bacteria resistant is best).
- Dwarf hollies.
- Dwarf Azaleas.
- Small boxwoods.
- Dwarf Pittosporums.
- Rosemary (does not tolerate “wet feet” or over irrigation from sprinklers).

Lot owners may request approval for use of other shrubs and plants from the Board.

8.7. Irrigation Systems

Watering is a significant part of lawn maintenance. Lawns that are not watered properly can experience problems including but not limited to dead grass or plantings, pests, insects, or fungus. Failure to water properly may also impact adjacent neighbors’ lawns and property values. Lot owners have the responsibility to water their lawn.

Irrigation systems must be maintained by the homeowner.

8.8. Pine Straw Mulch

Pine straw is currently the only permissible mulch approved for use in plant beds, natural areas, common areas, etc.

Pine straw application is completed by BMPOA one (1) time per year. Each homeowner will be assessed, and invoiced, for the number of bales to cover the areas not containing

Belle Meade Plantation Community Standards

turf grass within their owned lot. Additional pine straw can be requested by lot owners at the time of application at the lot owners' expense.

8.9. Natural Areas

Natural areas are located behind lots on the west side of McGinnis Lane, and lots one (1) through five (5) on Pine Hollow Road. These areas should not be altered in any way, as the ravines and ditches are important aspects of BMPOA's permitted storm water management system.

The BMPOA does not provide maintenance of the natural areas as part of regular operations. However, there may be occasions where the BMPOA performs general maintenance to drainage ditches within the natural areas as part of storm water management.

Dumping debris of any kind in the natural areas, including but not limited to; grass or shrubbery clippings or other plant or tree debris is strictly prohibited.

Expansion into or alterations to the landscape of any kind in any natural area within the Belle Meade Plantation property lines must be approved by the Board prior to commencing any such work.

9. Project Approval Procedures

All architectural improvements, including alterations, additions, changes in appearance, or any other project affecting the external structure of existing homes or lots, must be submitted to the Board of Directors for review and approval at least five days prior to the next Board meeting [or they will not be considered](#). Approval is required before any work may be started, pursuant to Article VI, Section A and Section F of the Declaration.

[There will be no approvals by e-mail.](#)

A description of the improvement, project, or change must be submitted to the Board using an Architectural and Landscape Change Request Form (attached as Appendix A). Include as much information as possible on or with your Request, including:

- a. Plans or a hand drawn sketch (with dimensions and measurements) showing the shape, nature, height, and location of the proposed change(s)
- b. Location of property lines and easements relative to the proposed change(s)
- c. New landscaping requests must include the quantity and description of plantings desired.
- d. Photographs
- e. Material specifications and/or manufacturer's brochures

Board approval or disapproval of proposed plans will be made at its sole discretion and in keeping with the harmony and character of the neighborhood and these community standards.

Belle Meade Plantation Community Standards

It is the lot owner's responsibility to check for city, county or Association easements, setback restrictions, permeable surface restrictions, or regulations that may affect any request. The Board may require the lot owner to provide information on easements, etc.

Any permits or inspections that the city or county may require are the lot owners' responsibility.

All requests must be submitted to the Board of Directors. Board approval is required before any work is started. The Board will review all requests within thirty (30) days of submission. After Board review, a notification will be sent to the respective homeowner detailing what was reviewed, and whether the request was approved. The Board may decide that additional information is needed. The thirty (30) day review period will reset once all needed information is received by the Board.

11.10. Streets, Parking, and Vehicles

11.1.10.1. Street Maintenance

[Since August 2021, NCDOT](#) is responsible for [maintenance of](#) the section of Pine Hollow Drive within the confines of our neighborhood [and](#) all McGinnis Lane.

[BMPOA is responsible for](#) the [maintaining the](#) alleyways throughout BMPOA, including repairing and re-surfacing. Minor repairs are funded through monies allocated from Association operating funds as a common expense and are addressed on a priority basis. Larger projects, such as complete resurfacing or replacement will be funded through a special assessment to all lot owners when necessary.

Lot owners are encouraged to report any street damage where repairs/maintenance may be needed to the Board.

11.2.10.2. Parking

The BMPOA Declaration of Covenants has parking restrictions applying to our streets and alleys.

Adequate off-street parking should be provided by the owners or residents of each home in the garage and driveway for all vehicles owned, operated, and normally kept at the home by such owner and other persons who live there.

Owners as well as guests are allowed to park in the streets if temporary overflow parking is needed.

Owners as well as guests are allowed to park in alleys directly right behind or beside your home (within the boundaries of your property lines), but should not regularly be parking behind or beside anyone else's home/property.

Residents and guests are urged not to block access to mailboxes during daylight hours, or to block driveways.

Belle Meade Plantation Community Standards

Parking on sidewalks or lawns is prohibited.

11.3.10.3. Vehicles

No boat or trailer may be stored on any Lot unless inside a garage.

No tractor-trailer, camper, trailer, mobile or motor home, or similar type of vehicle will be allowed to remain on any Lot or street at any time, without the express prior written consent of the Board of Directors.

Inoperable vehicles and vehicles without current registration and insurance are not allowed on any street. Inoperable vehicles that cannot be legally driven due to damage or mechanical problems may only be parked in driveways or alleys for up to one week.

12.11. Pets

In accordance with the USE RESTRICTIONS in our Covenants, no animals, livestock or poultry of any kind may be kept or maintained on any Lot or in any dwelling except dogs, cats or other household pets, provided they are not kept or maintained for commercial purposes and provided further that they do not become a nuisance to the neighborhood.

Residents are responsible for their pets always.

No pets are permitted to run loose in the neighborhood in accordance with New Hanover County ordinances.

On Common Areas and on lots other than their own, owners must immediately and without exception clean up waste of their pets as required by state law and New Hanover County health regulations. Negligent home owners will be notified by the management company and fines or penalties may be assessed.

Please note that our landscape services do not include the removal of animal waste. Because pet waste presents an obstruction to lawn and yard maintenance, all yards must be clear of all pet waste by 8:00 A.M. on the day landscape services are provided. As of July 1, 2017, that is Tuesday of every week.

It is a violation of New Hanover County ordinances to keep a pet tied up in a yard or on any common property unless the owner is there with the pet.

13.12. Playground Area

13.1.12.1. General Information

The playground area is provided for use by lot owners and their guests. To maintain the environment, the Board asks that residents inform their children and guests of the following courtesies that will keep our playground a happy and safe recreation area.

13.2.12.2. Usage

Belle Meade Plantation Community Standards

Please do not bring glass containers or bottles in the playground area at any time. Please dispose of any glass observed while in the playground area.

Please remove any toys, or other personal artifacts brought to the playground area.

All trash, leftover food, empty cans, and other materials should be removed from the playground area prior to leaving.

14.13. Trash and Trash Removal

14.1.13.1. Trash Receptacles

Belle Meade Plantation lot owners use Waste Industries for trash pick-up services. BMPOA established preferred pricing with Waste Industries for community-wide refuse and recycling services. Please refer to Appendix E for Waste Industries contact information.

Please ensure removal of your trash receptacle no later than one day after service each week. Many neighbors are glad to assist with this if you are out of town.

Trash receptacles should be stored so that they are screened from view of Pine Hollow Road and McGinnis Lane, with exception to placement for pick-up.

Privacy screens used to shield trash receptacles from view must be approved by the Board prior to installation.

14.2.13.2. Refuse

Lawn clippings, landscaping trash, spare parts, appliances, scrap metal, interior furnishings, or refuse of any kind cannot be stored on any lot or around a home (including porches and patios) for more than one week.

14.3.13.3. Construction Debris

Lot owners must use a refuse container for construction debris. The container should be parked in an area that is approved by the Board and in a manner, that does not interfere with access to other homes or to the neighborhood. All construction debris or material must be properly removed once construction is complete.

15.14. Signage

15.1.14.1. Home Sales or Rental Signs

No billboards, advertising signs, unsightly objects or nuisances shall be permitted.

One professional For Sale/For Lease sign is permitted as long as it is not placed on common area property. All such signs must be less than 6 square feet.

15.2.14.2. General Contractor Signs

Belle Meade Plantation Community Standards

General contractor's signs are permitted during a period of construction, and not exceeding 6 square feet.

15.3.14.3. Political Signs

Lot owners can display one political sign (maximum size 24 by 24 inches) on homeowner owned property (not in Common Areas), 45 days before the election. It must be removed within 7 days after the election. [See NCGS 47-F-3-121]

15.4.14.4. Other Signs

All other signs must be approved by the Board.

No sign may be affixed to a tree or erected within a common area without prior Board approval.

16.15. Leasing

No dwelling may be leased for transient or hotel purposes nor may any lease be for any time period less than six months and it must be in writing.

Tenants are subject to the same rules and regulations as a homeowner. Failure by a tenant to comply with any rules and regulations will constitute a default under the lease entitling the homeowner to immediately institute eviction proceedings.

An Owner must, within one week of signing a lease of its property, provide a copy of the same to the Secretary of the Association, and must keep the Board of Directors informed as to any amendment, termination or renewal of any lease.

17.16. General Nuisances

No noxious, illegal or offensive activity may take place upon any Lot. Nothing may be done on any Lot that may tend to cause embarrassment, discomfort, annoyance or nuisance to any other Lot Owners. Whether a given activity is "noxious" or "offensive" rests in the sole and absolute discretion of the Board of Directors. Whether an activity is "illegal" is determined in accordance with the North Carolina General Statutes. Whether an activity constitutes a "nuisance" is determined in accordance with North Carolina common law. BMPOA will consider complaints of Lot Owners relating to, but not limited to, barking dogs, vehicles parked in the streets or on lawns, animals roaming free, and loud music.

18.17. Garage Sales / Yard Sales

Individual garage sales and yard sales are not permitted in Belle Meade Plantation without prior Board approval.

If requested by residents, an annual neighborhood yard sale will be organized by a Board assigned Committee. Notices will be sent 60 to 30 days prior to the event.

19.18. Violations and Violation Procedures

Lot owners may bring a complaint about the condition of any Lot or about any violation of the Declaration of Covenants, Bylaws, and these Standards to the attention of the Association's Property Manager. Such complaints will be kept anonymous at the request of the Lot Owner. Any such complaint will be investigated by the Property Manager during the next routine neighborhood inspection. Pictures may be taken to document the violation.

If it is determined the lot is not in compliance, the lot owner will be sent a First Violation Notice (Courtesy Notice) from the Property Manager to remind them of the requirements and to give them an appropriate time period to remedy the issue. This notice does not require signature and may be sent by e-mail and/or U.S. Mail.

If remediation has not begun within the allotted period, the potential violation will be brought to the attention of the Board by the Property Manager and the Lot Owner will be sent a Second Violation Notice (Warning Letter). This Second Violation Notice will be signed and will be sent by e-mail and U.S. mail (option: return receipt requested). It will contain:

- The Article and specific nature of the alleged violation.
- A second due date for completion of remediation.
- A statement that the lot owner may request a Hearing before the Board of Directors to be heard and to present evidence concerning the alleged violation.
- A statement that a fine up to \$100.00 per day, may be imposed each day the violation remains or continues to occur.
- A statement that voting privileges and the privilege to be elected as a Director may be suspended without further hearing until the violation is cured.

If remediation has not begun by the specified date and no Hearing has been requested by the Lot Owner, the Board will issue a Hearing Notice (Third and Final Violation Notice) by U.S. Mail-return receipt requested. This Notice will contain:

- The Article and specific nature of the alleged violation.
- An official due date for completion of remediation.
- A date and time at which a Hearing has been scheduled before the Board of Directors at which the lot owner may appear to be heard and to present evidence in determining if they should be fined (and if so, how much) or if Association privileges and services should be suspended (and if so, for how long) pursuant to the Declaration.
- A statement that a fine up to \$100.00 per day may be imposed for each day the violation remains or continues to occur, beginning on the sixth day following the Board's written decision on the Hearing.
- A statement that voting privileges and the privilege to be elected as a Director may be suspended and services may be discontinued without further hearing until the violation is cured.

Belle Meade Plantation Community Standards

After the Hearing, the Board of Directors will render a written notice of its decision which may or may not contain a changed completion date.

If it is decided that a fine should be imposed, such fines will be treated as Assessments per the Covenants. As with any other Assessment, the fines may be secured by liens under North Carolina General Statutes §47F-3-u6.

[Appendix A](#)

Architectural and Landscape Request Form

Before making any changes or additions to your lot or home, a request for review must be submitted by the home/lot owner to the BMPOA Board of Directors (Board). The requestor is responsible for providing all information necessary to render a decision on their request. Please complete this form and attach descriptions, plans, drawings, sketches, photographs, weblinks, etc. showing the nature, kind, shape, location, affected areas, colors, dimensions, materials being used, and location relative to lot lines, easements, structures and other plantings. Requests may be submitted by e-mail and should be addressed to all current members of the Board.

If the project increases the BUILT UPON AREA (impervious surface restrictions as defined in Association documents), Built Upon Area calculations will be required.

The 30-day time limit for consideration of the request by the Board shall not begin until all information necessary for the review of the request has been received by the Board. Incomplete request forms or requests with insufficient information will be reason for automatic denial.

Name _____ email _____

Address _____ Lot No. _____

Telephone: Home _____ Other _____

Contractor Name _____ Telephone: _____

Desired Start Date _____ Anticipated Completion Date _____

Description of Changes/Additions: _____

I certify that I have read the above Architectural and Landscape Request Form and the BMPOA Community Standards regarding changes to my lot. I hereby agree that I will abide by same, including abiding by the impervious surface restrictions for said lot, and that any and all changes will be made in accordance with the plans and specifications submitted and approved, and that I will not deviate from said changes without prior approval by the Board.

Signature _____ Date _____

Appendix B

Contact Information
as of ~~January~~ October 2021
Board of Directors

Position	Name	E-mail
President	Bill Bennett	Bmp.dal1@gmail.com
Treasurer	Charlene White	Bmp.treas@gmail.com
Secretary	Tincy Crouse	bmpsec6@gmail.com
Director at Large	Denys Vielkanowitz	Bmp.dal4@gmail.com
Director at Large	Christina New	bmpdal7@gmail.com

Property Manager

Blue Atlantic Management
[Thomas K. Bissette](#)
Thomas@bamgt.com
[910-392-3130](tel:910-392-3130)
[5129 Oleander Drive Ste. 101](#)
[Wilmington, NC 28403](#)

Appendix C

Mailbox Supplier

There may be several Mailbox Suppliers in the area.

Mailbox and post assembly parts, including the laser etched cross bars, can be purchased from:

The Mailbox Company (RAGS Signs & Graphics)
102 Portwatch Way, Unit C
Wilmington, NC 28412
Phone: 910-793-9087

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Belle Meade Plantation Community Standards

Website: www.ragsigns.com

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Appendix D

Utilities Information

Service	Provider	Cost	Contact
Electricity	Duke Energy Progress		Customer Service: 1 (800) 452-2777 Power Outage: 1 (800) 419-6356
Natural Gas	Piedmont Natural Gas		1-800-752-7504 www.peidmontng.com
Yard and Lawn Care	Wilson's Landscaping	Included in BMPOA assessments	Board of Directors
Trash / Recycling	Waste Industries Customer Service	<ul style="list-style-type: none">• Trash and recycle• Contact for curbside pick-up of yard waste or bulk trash	1 (910) 762-7563
Water and Sewer	Cape Fear Public Utilities Authority Customer Service		1 (910) 332-6550

Appendix E

The original Community Standards were certified and adopted by the Directors of BELLE MEADE PLANTATION OWNERS ASSOCIATION, dated the 21st day of July 2017.

The foregoing Community Standards are certified to be amended by the Directors of BELLE MEADE PLANTATION OWNERS ASSOCIATION, dated the 1925th day of April 20192021.

For BELLE MEADE PLANTATION OWNERS ASSOCIATION, INC.

William Bennett

President

Attest

Belle Meade Plantation Community Standards

Ethel Crouse

Secretary