

Gable Run 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 properties in the Gable Run community.

1. Association Dues

- a. The Quarterly Association fees are due on the 1st 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 fifteen dollars (\$15.00) 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 in the garage or backyard not visible from the street.

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 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. Examples include siding, roofs, soffit and fascia, shutters, garage doors, and windows.

- b. The storage of household items in front of fences or the home is not permitted. This includes bicycles, barbecue grills, and 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/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/her 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 stored so that they are not visible from the street 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 back to the proper storage area 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. 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.

7. Fencing

- a. No fence or wall over six (6) feet in height above the ground may be erected or permitted on any lot.
- b. All fencing projects must be submitted to the Architectural Review Committee for review as stated in Section 12 below. Architectural Review Committee approval is required prior to construction.

8. Signs/Decorations

- 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.

9. 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/fenced area, or buried underground.

10. Parking

- a. No on street parking from Bristlecone Dr. to the entrance of the neighborhood. This is to allow room for school buses to turn around and for morning drop-offs.
- b. On street parking only in designated areas along the common areas on the pond side to allow passage of emergency vehicles.
- c. Vehicles may park in designated on street parking areas for up to 48 hours. No long term on street parking. The designated areas are on the right-hand side of the road marked by white lines in the road. You may park anywhere in between the lines up to 48 hours. There are two designated spots- along the right side of Gable Run Drive near the pond, and down near the natural area on Bristlecone Drive. All beginning areas are marked with a white line and ending areas the same.
- d. Parking is permitted on paved surfaces only. No automobile may be parked on the grass of any lot.
- e. Under no circumstances is parking allowed to block driveways, the area used for backing out of a bordering driveway, or fire hydrants.

- f. Inoperative vehicles may not be parked within the neighborhood unless they are parked in the garage.
- g. Parking of commercial vehicles on streets and driveways is not permitted at any time unless repairs or deliveries are being made to an individual home.
- h. No mechanically defective or inoperable automobile, motor vehicle, mechanical device, machinery, or junk car shall be placed or allowed to remain on any lot at any time.

11. 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/her lot that may decrease the beauty of the neighborhood as a whole. This includes pressure washing home siding to maintain a clean appearance. 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 are 8 AM to 6 PM Monday through Saturday, unless in the event of an emergency.
- 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 New Hanover County ordinances. Pet owners are responsible for cleaning up after their pets and disposing of pet waste in proper trash containers.

12. 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.

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- 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 Gable Run HOA.

1. First Violation- Written Letter or Email (Notice of days for compliance will be issued in each letter)
2. Second Violation- \$50 Fine
3. Third Violation- \$75 Fine
4. Fourth Violation- \$100 Fine

The Gable Run 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 of Directors offers homeowners the opportunity for a hearing to consider the violation(s) and any potential fines if he/she submits a request in writing within 15 days from the date of the notice. If a hearing is requested, it will be held within 30 days of receiving the request. All correspondence is to be in writing to:

Gable Run Homeowners Association, Inc.
c/o Blue Atlantic Management, LLC
5129 Oleander Drive, Ste 101
Wilmington, NC 28403

OR

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