

Rules and Regulations
Pebble Cove HOA
Amended December 2023

In order to keep Pebble Cove attractive, clean and well maintained, please keep in mind the following guidelines. The Pebble Cove Board of Directors has established these Rules and Regulations in accordance to the By-Laws and Restrictive Covenants of the Association.

1. Homeowners must promptly furnish the Association Management Company with current homeowner name, address, telephone number and any other such contact changes thereof for billing and emergency requirements.
2. Pet owners are responsible for cleaning up after their pets throughout the community. Animals are not allowed to roam free. New Hanover County has a leash law and it is enforced in Pebble Cove.
3. Trash containers are to be placed behind the privacy fence at all times except when brought to the curb for pickup. If the container is not placed behind the fence within (24) hours after pickup, the homeowner is in violation and subject to fines.
4. Fences and their upkeep is the responsibility of the homeowner. To further clarify and maintain harmony of design the Architectural Review Committee provides the following guidelines on the fences in the Pebble Cove neighborhood. All fence requests, as with all architectural changes, must complete an ARC form. Per the Architecture Review Committee, Article VII, Section 2 of the Covenants: there can be no changes made from the original fence structure and aesthetic.
 - Fence and gates are to be solid type construction of pressure treated wood as per existing design.
 - Sealants that do not cover the natural grain of the wood may be used. Cabot Semi-Transparent New Cedar is the only stain color approved for fences. A clear coating like Behr Waterproofing, a Wood Conditioner or Thompson's Water Seal are additional choices.
 - Each lot must only have one fence design and must be in harmony with existing neighboring fences as applicable.
5. Homeowners are responsible for paying association dues. Payments not received on time are subject to penalties as prescribed in the bylaws.

6. Quarterly Dues are due on the 1st of each quarter (January 1, April 1, July 1 and October 1) and considered late if not received by the 30th of the charge month. Late dues will bear interest at a rate of 12% per annum. A late fee of \$15 will be charged after 30 days and for every month the account is not brought current. After 60 days of nonpayment, a notice will be sent informing the homeowner that a lien will be filed against the property. All costs, filing fees, plus attorney's fees and interest shall become a personal obligation and will be subject to small claims proceedings.

7. Carports are **NOT** to be used for storage of trash or debris of any kind. Only cars, motorcycles and passenger trucks not exceeding one ton capacity (No Commercial Vehicles Whatsoever) are to occupy any carport or driveway on the properties at any time. The only exception is work vehicles parked temporarily while servicing home/property but not overnight.

8. RVs, boats, campers, motorhomes, trailers or similar type vehicles, are not permitted to be stored anywhere in Pebble Cove without written consent of the Board of Directors (BOD).

9. All parked vehicles must be operable and always have current tags. Pebble Cove HOA BOD reserves the right to have any owner or renter remove an inoperable vehicle from the community.

10. No vehicle may be parked on the grass or common area at any time. All tires must be on pavement. Towing and fines will be enforced at the owner's expense.

11. No resident shall permit the patio, front porches, carport, or driveway to be left in an unsightly condition.

12. Front porches are not designated parking locations for any vehicles. NC law defines vehicles as: Any device by which any person or property is or may be transported or drawn upon a highway, bicycles and electric assisted bicycles shall be deemed vehicles. This term shall not include a device which is designed for and intended to be used as a means of transportation for a person with a mobility impairment, or who uses the device for mobility enhancement, is suitable for use both inside and outside a building, including on sidewalks, and is limited by design to 15 miles per hour when the device is being operated by a person with a mobility impairment, or who uses the device for mobility enhancement.

13. No parking on the streets except by service vehicles at any time. No overnight parking on the streets at all. **No parking in the cul-de-sacs at any time.** When any parking of vehicles impedes emergency vehicles right of way, the vehicle will be towed at the owner's expense.

14. There is a 15 MPH speed limit in the community and all stop signs must be obeyed.

15. No owner or resident shall permit any external structure modifications to any residence without written consent of the BOD. This includes, but is not limited to painting, staining, electrical wiring, antennae, lattice work tool sheds, awnings, canopies, shutters, or other objects which protrude through walls. The Architectural Review Committee request must be in writing including plans, written description and pictures or any other information needed to allow the BOD to make a decision as necessary. The BOD will give a decision within 30 days of receipt of the application. If the BOD is unable to understand the request the owner may be asked to attend a scheduled meeting. The owner has the right to appeal the decision at the next scheduled meeting of the BOD.

16. No "For Sale" or "For Rent" or any other sign shall be placed on any lot or in any window, on either side of Military Cut Off Rd. and/or Covil Farm Rd. by homeowner or anyone representing a homeowner of Pebble Cove.

17. No resident shall display colored lights of any kind outside the living area except bug lights or temporary holiday lights.

18. All visible window treatments must be white or off-white.

19. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood. Excessive noise is not permitted at any time. This includes, but is not limited to stereos, televisions, musical instruments, loud noises, noisy parties, loud voices, or barking dogs.

20. All additional plantings in the front yards by homeowners or renters must be done in natural areas (previously established beds) only. Any new plantings outside the previously established areas must have written permission from the BOD. No personal items shall be placed in common areas.

21. No temporary structure, trailer, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporary or permanently without the written consent of the BOD or its designee.

22. Property damages caused by any homeowner; visitor or renter to the common areas or any area maintained by the Association will be assessed to the homeowner.

23. Entrance doors may be painted any color but will need to submit for ARC Committee approval. Both entrance doors must be painted the same color. The storage door should remain the same color as the house trim.

24. Approved house trim colors are: **Benjamin Moore Fog Mist #0C31, White Sand #OC10, Clay Beige #OC11 & Sandy Hook Gray #HC108.**

25. Roofing material pre-approved is CERTAINTEED LANDMARK - A possible supplier of this roofing product is ABC Supply in Wilmington. Approved colors are: **Mohave Tan, Cobblestone Gray, Sunrise Cedar.**

26. If a homeowner chooses to rent their home, the homeowners must register their renter's information with the HOA BOD through the Management Company no later than the day before the renter moves into Pebble Cove. The homeowners must have the renters sign a form (furnished by the Management Company at \$5 a copy) saying the renter understands and will abide by the Covenants, Restrictions and Rules and Regulations. All rental leases in Pebble Cove MUST include these Rules and Regulations and the acknowledgment of the Restrictive Covenants as part of the homeowner's account. Homeowners must notify the renters immediately of any and all violations served on the homeowner by the Association. Payment for all violations served on the property is the responsibility of the homeowner.

27. When a homeowner wishes to appear before the BOD a written statement must be conveyed by certified mail or by email 15 days prior to the meeting so the management company may get it on the agenda. The statement should include in detail what the owner is trying to accomplish. The homeowner will be given 5 minutes to present their request. The BOD will respond in writing.

28. The Pebble Cove BOD pledges to the citizens of Pebble Cove respect. The BOD asks homeowners to conduct themselves in a respectful courteous manner; both with the BOD and fellow homeowners. At any time any member of the BOD or any homeowner fails to observe this public charge, the President of the BOD or the designee will ask the offending person to leave the meeting until that person regains personal control. Should decorum fail to be restored the President or the designee will recess the meeting until such time that a genuine commitment to the public charge is observed.

These Rules and Regulations together with the By-Laws and Restrictive Covenants of the Association are applicable to all homeowners, invitees, guests and tenants within the community. It is the owner's responsibility to inform their tenants about these Rules and Regulations along with the Restrictive Covenants of the Association. Failure to comply will result in board action and possible fines.