

CROOKED CREEK HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS

March 2011

1. USE OF PREMISES

- a. Crooked Creek is a residential community. No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism or otherwise, shall be conducted, maintained, or permitted on any part of the property.

2. BUILDING EXTERIORS

- a. Maintaining an attractive and consistent appearance to our town homes is essential to preserving their value. No alteration, modification or improvement shall be made to the exterior of the townhouses without the approval of the Board of Directors. This applies to steps, decks and railings, and includes painting or decoration, as well as the installation of shades, awnings, window guards, vents, fans or air conditioners.
- b. Each townhouse shall be equipped with white or neutral color blinds in front and side windows. Only window tinting that is invisible from the exterior is acceptable. Only white light bulbs may be used in exterior light fixtures on townhouses or single family homes.
- c. The walkways and entranceways to the townhouses shall not be obstructed or used for a purpose other than ingress and egress from the townhouses.
- d. No radio, television or other antenna, except those expressly permitted by the Federal Communications Commission, shall be installed on the exterior of any townhouse or erected or installed on any lot or single family home unless expressly permitted in advance in writing by the Board of Directors.
- e. Owners of townhouses or single family homes who wish to add an addition, add a storage building, or make substantial changes to their home or landscaping must first submit plans to the Board for approval. Contractors for approved projects must comply with all rules and regulations set forth herein. Contractors are responsible for the proper disposal of all construction debris. Debris may not be deposited in CCHOA dumpster.
- f. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- g. No "For Sale" or "For Rent" signs may be posted for any townhouse or single family home without the consent of the Board of Directors. If approved, signs may not exceed 18" by 24". No name signs for owners or occupants of townhouses may be posted without the approval of the Board of Directors.
- h. Yard or garage sales are prohibited.

3. PARKING AND VEHICLES

- a. For reasons of safety, parking at any time on our 20 foot wide roadway is strictly prohibited. Clear, unobstructed access must be maintained for emergency vehicles. Vehicles parked on the 20 foot wide roadway may, at the discretion of the Board of Directors, be towed away at the owner's expense.
- b. Vehicles shall be parked only in designated permanent parking areas that are in front of Townhouses, in designated overflow areas, and in the driveways of single family homes.
- c. No vehicle belonging to an owner or to a member of the family or guest, tenant, or employee of an owner shall be parked in such manner as to impede or prevent ready access to another owner's townhouse or single family home.
- d. No boat, trailer, camper, mobile home, motor home, or similar type vehicle, or commercial vehicle shall be allowed to remain in any parking area or on the common areas unless expressly permitted by the Board of Directors. No unlicensed or immobile vehicle shall be allowed in parking areas or common areas.
- e. Vehicle repairs are not permitted in the parking areas. The use of gasoline and/or other combustibles for cleaning or other purposes is prohibited anywhere within the Crooked Creek properties.
- f. Parking in the parking spaces in front of the dumpster is prohibited during daylight hours on Mondays and Thursdays to allow collection.
- g. The designated speed limit within Crooked Creek is 15 mph.

4. NOISE AND NUISANCE

- a. The fundamental right of every resident is the peaceful enjoyment of their home and Common Area. No owner, tenant, or other occupant shall make or permit any noises or nuisance that will disturb or annoy the occupants of any of the townhouses or single family homes, or do or permit anything to be done which will interfere with the rights, comfort or convenience of the other owners. Violators of this provision shall be issued a first warning in writing. Subsequent violations shall be reported to the police for enforcement.
- b. To comply with the City of Wilmington Noise Ordinance, special attention must be given to noise control between the hours of 10 PM and 7 AM.

5. TRASH AND YARD WASTE

- a. A dumpster is provided for the collection and disposal of garbage and normal household waste only. Household waste must be placed in plastic bags before being deposited in dumpster.

- b. The City of Wilmington has a service for the pickup and disposal of large furniture and similar items. The service can be accessed by calling Environmental Services. A fee is charged. Items of this sort should not be placed in the dumpster.
- c. Electronic equipment, paints, solvents, batteries, motor oils and similar materials should not be placed in the dumpster.
- d. Owners of single family homes are provided with City of Wilmington trash carts. Carts should be stored off the roadway and moved to the right side of the roadway for emptying. Carts and recycle bins should be placed on the roadway no more than 24 hours prior to pickup and removed no later than 24 hours after pickup.
- e. Yard waste (grass and weeds, branches, limbs, and the like) should be placed along the Common Area road shoulder across the road from Lots 501 through 503. Loose clippings should be bagged; branches and limbs three (3) inches or less in diameter may be left with no limit on length; limbs more than three (3) inches in diameter should be cut in four (4) foot lengths.
- f. Current pick up day for City of Wilmington trash, recycling, and yard waste is Friday. Dumpster pick up is Monday and Thursday.

6. PETS

- a. Pet owners are responsible for the pick-up of all pet waste. All pet waste must be bagged and properly disposed of.
- b. Pets shall be permitted to run free only so long as they do not constitute a nuisance or disturb the occupants of any of the townhouses or single family homes, in accordance with the relevant ordinances of the City of Wilmington. The Board of Directors shall have the right to limit the number and type of pets permitted and to require them to be confined, leashed, or disposed of as necessary to insure the rights, comfort and enjoyment of the occupants. Pet owners shall indemnify the Board of Directors and hold it harmless against any loss or liability caused by pets.

7. SAFETY

- a. No owner shall use or permit to be brought into the townhouses or single family home any flammable oils or fluids such as gasoline, kerosene, naphtha, or benzene or other explosives or articles deemed extra hazardous to life, limb or property. This provision shall not preclude the keeping of small amounts of gasoline for small engines, paints, thinners, and other materials usual and customary to domestic occupancy provided they are stored in approved containers and the quantities do not exceed those permitted by city ordinance or recommended by the Fire Department.

8. USE OF GAZEBO, PIER AND DOCK

- a. The pier is for the use of occupants of Crooked Creek townhouses and single family homes for temporary mooring of no more than two small craft at a time and for access to the water.

- b. The dock is available to the occupants of Crooked Creek townhouses and single family homes and their guests for observation and fishing.
- c. The gazebo may be used without prior permission for gatherings subject to the noise provisions of number 4 above.
- d. The use of the pier and the gazebo is at the sole risk of the owner or the occupant. Children should be supervised by an adult.

9. COMMON AREAS AND LANDSCAPING

- a. Nothing shall be altered or constructed in or removed from the general common area without the written consent of the Board of Directors.
- b. Any owner wishing to plant flowers, trees, shrubs or other plants, or to prune, cut or otherwise remove standing trees outside of his lot must obtain written permission from the Board of Directors before doing so.

10. RESPONSIBILITY FOR DAMAGES

- a. Any damage to the buildings, recreational facilities or other common areas or equipment caused by an owner, the owner's children, guests, or tenants, shall be repaired at the expense of the owner.
- b. All damage to the townhouses or common areas caused by the moving or carrying of any article therein shall be paid by the responsible owner.

11. ADMINISTRATION OF RULES

- a. These rules and regulations, together with the by-laws of the Association are applicable to all owners, invitees, guests, and tenants with the community. Failure to comply will result in Board action and possible fines.
- b. Owners leasing or lending their units must provide a copy of these rules and regulations to the prospective occupants, and advise them of their duty to follow them. A signed copy of the lease must be presented to the Homeowner's Association. Homeowners are solely responsible for the actions of their tenants. No sub-leasing or re-assignment is permitted.
- c. These Community Rules may be added to or amended by a majority vote of the members of the Association in a meeting called for that purpose provided that the text of the amendments be made available not less than ten days nor more than 30 day prior to the date of the meeting.
- d. Any consent or approval given, under these Rules and Regulations by the Board of Directors shall be revocable at any time.
- e. Violations and disputes that cannot be resolved by the Board and the relevant homeowner will be handled in accordance with N.C. State Law governing Community Associations.