**CROOKED CREEK HOMEOWNERS’ ASSOCIATION**

**RULES AND REGULATIONS**

**04December 2015**

**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, Tuesdays, 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.

* Pile of brush should be no bigger than 4’X4’X12’.
* Yard waste obviously not from 501- 505 will not be picked up.
* Bags of clippings should not be tied.

f. Current pick up day for City of Wilmington trash, recycling, and yard waste is Friday.

For Waste Management, dumpster pick up is Monday and Thursday; recycling pick up is Tuesday.

**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.

c. Effective 04 December 2015, no tenants are allowed to maintain pets on the property. Existing pets of current tenants with a lease executed before 04 December 2015 are grandfathered and exempt from this rule.

**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.

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**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.