

## Eastport Rules and Regulations

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The intent of the rules and regulations is to protect the value and desirability of the property and subdivision, to create a safe environment for owners and residents of Eastport and are applicable to all owners, tenants and guests within the Eastport community.

Homeowners are responsible for ensuring adherence to the rules and are held accountable for violations by their tenants and guests.

### General Provisions:

- Homeowners who rent their property are required to:
  - 1) Furnish the Eastport Management Company (Professional Association Management, Inc. - [www.PAMNC.com](http://www.PAMNC.com) – 910-833-5823) with the names and contact information of all of their tenants.
  - 2) Update tenant information and new owner information as is pertinent.
  - 3) Provide a copy of Eastport Rules and Regulations to their tenants and to the property management company that is managing their individual property and the Real Estate Company that has their property listed for sale.
- Rental Terms are to be no less than 12-month terms.
- Residents should be mindful that our streets are owned by the city and are subject to city regulations HOWEVER Eastport can and does impose additional legal restrictions for the appearance, and most importantly the safety of our residents:
  - Overnight parking on the street is NOT allowed.
  - All vehicles must display a current tag.
  - Parking on any part of the grass is not allowed.
  - Streets may not be blocked or have any obstructions on them.
  - Residents are responsible for keeping recreational items, e.g., toys, basketball goals, parked bicycles, etc. out of the streets.
  - A twenty mile per hour speed limit applies to ALL vehicles.
  - Driveways are intended for the use of individual residents and their guests FOR VEHICLES ONLY.
  - Recreational vehicles, Commercial Vehicles (displaying advertising signage), Boats, and Trailers are NOT permitted to be stored or parked overnight where they are visible anywhere in Eastport. Fines of \$50 day will be imposed. Towing will be enforced. ONLY HOA can approve mitigating circumstances.
  - Clubhouse parking is available **BY PERMIT ONLY** for owners, tenants, as well as for guests visiting an Eastport home. Vehicles must be easily identified should they need to be removed. Place a piece of paper on the driver's inside dash to include contact info for the vehicle, resident's address, date(s) of parking, and responsible party for keys. Eastport is not to be used as free parking for beachgoers. Nor for routine personal parking. **TOWING WILL BE ENFORCED.**
  - Restrictions from parking at the Clubhouse will be enforced during planned events when the clubhouse has been reserved.
- Clubhouse rental for an event is available to the Homeowners of Eastport. Clubhouse Usage Rules are available prior to rental and must be abided by to avoid penalties. Renters may reserve the clubhouse through an Eastport Owner however an Eastport Homeowner must be present during the whole event. For clubhouse reservations, contact Cathy Pleasant, 1612 Brigantine Drive, 910-512-9391 or [catPleasant@gmail.com](mailto:catPleasant@gmail.com)
- Homeowners, Renters and Pet Guardians are required to clean up after their pets.

- Pets must be properly leashed and escorted at all times. Contact animal control (910) 798-7500 for any issues with unescorted or aggressive dogs.
- Excessive noise (from humans, music or pets) is not permitted.
- Eastport observes City of Wilmington noise restrictions.
- Patios, walkways and driveways shall be kept free of debris. Fines will be imposed for noncompliance at \$50 per day.
- Owners are responsible for preventing the development of any unclean, unsightly or unkept conditions of homes or grounds. Fines will be imposed for noncompliance of \$50 per day.
- Yard/garage sales are prohibited unless a subdivision sale is initiated by the Eastport HOA Board.
- Entering or dumping in the holding ponds as well as feeding the wild life are STRICTLY prohibited.
- Dumping (including lawn debris) is NOT allowed in open spaces or common areas. No burning of debris is allowed.
- Trash containers shall be kept out of view except when brought to the curb for pickup. Trash cans MAY be put out at the curb in the late Afternoon the day before but must be removed back out of sight by the end of the trash day.
- Trash Day in Eastport is on Wednesdays and is typically picked up early in the morning.
- Eastport has a contract with Waste Management of the Carolinas, Inc. (866.964.2729 customer service or locally 910-799-5256 [www.wm.com](http://www.wm.com) ) however individual homeowners are responsible for setting up service and paying the monthly payment to that company for their own trash pickup (and optional recyclable can choice).
- Posting of signs in front yards is prohibited, however a sign to indicate one's security company (ADT, CPT, etc.) is permitted.
- Community walls and gates should be kept clear of climbing plants. Owners are financially responsible for damage incurred to walls caused by their trees and/or climbing plants.
- NO solicitation is allowed without written permission of the HOA Board.
- Association dues are due the first day of the month. Payments not received by the 15<sup>th</sup> day shall be considered delinquent with twenty-dollar penalties as described in the delinquency policy. At the end of ninety days a lien will be filed. A delinquent owner will also be charged the attorney and filing fees incurred by the HOA in conjunction with the collection of delinquent fees.
- Changes to the structure or color of any exterior part of an Eastport home must be approved by the Eastport Architectural Committee. To request a Change Form contact a HOA Board Member or go online to the Subdivision Management Company (Professional Association Management, Inc. - [www.PAMNC.com](http://www.PAMNC.com) ).
- The monthly Eastport owner fee includes the periodic exterior painting of the Eastport Clubhouse and homes (generally at least every 10 years), the maintenance of the common areas, as well as the maintenance of the front yards within the Eastport community. Owners that wish to use their preferred landscapers are allowed to do so however they are still responsible for the entire standard monthly Eastport fee.

**The Eastport HOA reserves the right to change or add Rules and Regulations as deemed beneficial for the safety and pleasure of the community.**

**Revised July 2023**