**Rules and Regulations**

*The intent of these guidelines is to protect the value and desirability of the property and to create a safe and enjoyable environment for the owners and residents of English Moor. Article IV, Section 5b of the recorded By-Laws of English Moor at West Bay HOA, Inc. grants that the Board of Directors shall have the power “to adopt and publish Rules and Regulations governing the use of the common area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof.” These rules are based on* ***Article VIII*** *of the recorded Declaration of Covenants, Conditions and Restrictions of English Moor at West Bay HOA, Inc. These rules may be added to or repealed at any time by the Board of Directors. Your assistance in adhering to these rules and regulations is appreciated.*

**ACTIVITIES:** No noxious or offensive activity shall be carried on or maintained on any lot that may be or may become an annoyance or nuisance to the neighborhood. In the case of excessive noise or barking dogs, the homeowner’s first recourse after trying to resolve the problem by speaking to the offending party would be to notify the New Hanover County Sheriffs Department, 798-4200. If the disturbance continues, the property management company will issue a notice to the homeowner. **Sec. 13**

**ALTERATIONS - EXTERIOR:** Any structural alteration must be pre-approved. A drawing on a plot plan and a list of the materials, etc. to be used should be submitted. Exterior alterations include but are not limited to: additions, walls, parking pads, driveways, swimming pools, children’s play structures, etc. Painting and repainting of exterior surfaces will require prior approval only if a change of existing color is planned. **Sec. 2.**

**ANIMALS:** See Pets

**ANTENNAS – SATELLITE DISHES:** No satellite dishes or television antennas shall be allowed upon any lot in the subdivision without the express written consent of the Board of Directors. **Sec. 6.**

**ASSESSMENTS:** **Nonpayment of and Remedies of Association:**  Any assessment not paid within thirty (30) days after the due date (due date is 1st) shall be delinquent, in default, and shall bear interest from the due date at the highest rate then permitted by North Carolina law not to exceed ten percent per annum or $20.00 per month as adopted. The Association may bring an action at law against the Owner personally obligated to pay the same plus interest costs, late payment charges, reasonable attorney’s fees or foreclose the lien against the Lot. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Elements or abandonment of his Lot.

**ARCHITECTURAL:** No dwelling, storage building, wall, fence or any other structure shall be commenced, erected or maintained upon any lit without written approval by the Board of Directors. All requests must be in writing and include site location, plans and specifications. All exterior additions or alterations must also be submitted in writing and approved by the Board of Directors. **Sec. 2,6,7.**

**FENCES:** Plans are to be submitted with a fence drawing, indicating type, height, material, etc. All fences must be constructed of pressure treated wood and must remain natural in color. Any fence installed must be inspected annually and maintained by the owner of the lot. If fencing is not kept in good condition, the Association reserves the right to remove the fence at the lot owner’s expense. **Sec. 2,6.**

**STORAGE BUILDINGS:** A drawing of the building, or a picture if possible, with its proposed location must be submitted. The structure should match as closely as possible the home siding (with exception of brick homes), roof, and trim color of home and foundation nicely landscaped. **Sec. 2,6.**

**BOATS – TRAILERS:** Boats or trailers shall be parked or stored so as to not be visible from the street. The configuration of the community may not make it possible for all owners to place their boats or trailers so they are not visible from the street, so the Board of Directors reserves the right to review these requests on a case by case basis. If neighbors find the placement of boats or trailers offensive, and complaints are lodged, the Board of Directors will review the complaint and may require the boat or trailer to be properly screened or removed. **Sec. 6.**

**GARBAGE:** All garbage and trash shall be kept in containers and stored in garages, backyards, or concealed from the street except on garbage collection days when it shall be placed on the street for collection. Containers are to be brought in and placed out of view the same day after collection. All homeowners must use the same waste company authorized by the Board of Directors for English Moor. (The only approved company is: Pink-Trash) **Sec. 10.**

**LIGHTING-EXTERIOR:** All light bulbs or other lights installed in any fixture located on the exterior of any building should be clear, white, or non-frost lights or bulbs. If floodlights are installed on the exterior of homes, the beam of the light must substantially fall on the owner’s lot. Holiday lights must be removed within a reasonable amount of time. **Sec. 21.**

**LOT USE:** All lots are to be used for single-family residential purposes only. No commercial business may be conducted from any lot. No rentals of any units will be permitted for a period of less than twelve months. Management for the Association/Board of Directors must be given a copy of all leases, with the names and phone number of any tenants. No occupancy of any dwelling by more than three unrelated adults will be permitted per the New Hanover County Zoning Code. **Article VIII Sec. 1.**

**MAINTENANCE – LOT:** Yard maintenance is the responsibility of the homeowner. Lots are to be maintained to the street and to the middle of any easements or drainage areas that may be on the property. Lot owners are to properly tend to any ditch banks on their lot and keep all drainage areas free from underbrush or unsightly growth. Yards are to be mowed regularly and kept clear of any unsightly objects. Dead, dying or fallen trees shall be removed in a timely manner. If the property owner fails to maintain their lot, the Association reserves the right to enter the property, mow the grass, clean up the lot and remove any unsightly object at the property owners expense (or to levy monetary penalty[s]). **Sec. 13,14,15**.

**PARKING:** See Boats-Trailers….and….Vehicles

**PENALTIES – RULE VIOLATIONS:** The Rules and Regulations, together with the By-Laws and Restrictive Covenants of the Association, are applicable to all owners, their guests or tenants within the community. Failure to comply will subject the owner to the following fines:

1st Offense Warning Letter

2nd Offense $25.00 fine

3rd Offense $50.00 fine

4th and Subsequent Offenses $100.00 fine

Continuous violations also may incur a per diem fine of up to $75 depending on the nature of the offense. Should any owner contest the violation notice, they may inform Management and the Board of Directors in writing. **[**A Rules Violation Hearing as prescribed by NC Statute will be had prior to any assessment penalty being made effective. The failure to respond or attend a Rules Violation Hearing will not absolve an owner from application of a penalty nor will the fact that a lot is occupied by a “tenant”.**]**

**PETS – ANIMALS:** No animals other than domesticated dogs, cats, and other household pets may be kept or housed on any lot. No pets may be kept, bred or maintained for commercial purpose. All pets shall be properly leashed and personally escorted as per the New Hanover County Code. Owners of pets shall be required to clean up after them and ensure their pet does not urinate on any plantings. Any damage caused by pets will be the responsibility of the pet owner. The owner of cats must also demonstrate a measure of control over them so they don’t disturb any property owners. In the event of an infraction, please inform the pet owner of the problem, or if the owner is unknown, you may contact the New Hanover County Animal Control Office, 798-7500. **Sec. 13.**

**SIGNAGE:** No signs may be placed or maintained on any lot or street except a “For Sale” sign that shall not exceed five square feet in size, and its appearance shall be maintained by the property owner. **Sec. 9.**

**STRUCTURES:** See Vehicles-Temporary Structures….and….Architectural

**VEHICLES – TEMPORARY STRUCTURES:** No house trailer, mobile home, travel trailer or other recreational vehicle, storage trailer, tent, shack, or temporary structure of any nature shall be located on any lot, parked on any street, or used at any time as a residence, temporarily or permitted permanently. **Sec 6.**

**VEHICLES – JUNK VEHICLES, TRACTOR-TRAILERS AND VEHICLE REPAIR**

No inoperable vehicle or vehicle without current registration and insurance, and no tractor-trailer, truck or vehicle larger than a pick-up truck, may be parked on any street or on any property (except in a garage). No major/extensive vehicle repairs can be made in driveways, or other visible areas. Vehicles may not be parked in yards, or parked in such a way as to impede mail delivery or access to another owner’s lot. Any exceptions must be presented to the Board of Directors for approval. Sec. 13

**VEHICLE SPEED:** Drivers are to drive cautiously on all roads throughout our community and obey a speed limit of 20 miles per hour.

**WINDOW COVERINGS:** All window coverings hung at windows visible form the outside, shall be of a white or neutral background. **Sec. 20.**

*Readers are cautioned that for specific information and detail, the Bylaws, Declaration and other pertinent paperwork should be first consulted prior to taking any action relating to the information contained herein*. AS AUTHORIZED IN THE AFOREMENTIONED DOCUMENTS, THESE RULES AND REGULATIONS WERE ADOPTED BY THE ASSOCIATION BOARD OF DIRECTORS.

**MANAGEMENT REPRESENTATION**

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