

**The Highlands of Shallotte HOA, Inc.: Rules and Regulations: Condensed from the Declaration of Covenants Conditions and Restrictions**

No exterior addition or alteration (including painting) may be made until the plans and specifications showing the nature, kind, shape, heights, materials, colors and location of the same have been submitted and approved by the Board of Directors and/or the Architectural Review Committee. Owners may always submit a request for a variance.

Fences must be approved by the Board of Directors and/or the Architectural Review Committee.

Sheds/storage buildings must be approved by the Board of Directors and/or the Architectural Review Committee.

All structures on a property must be kept neat and in good condition.

All service utilities, fuel tanks, and wood piles are to be enclosed within a wall or plant screen of a type and size approved by the Board of Directors and/or the Architectural Review Committee.

Clothes lines are not allowed on the property.

Owners are required to maintain their home and landscaping in a way that is aesthetically pleasing. Owners shall keep their Lot free of weeds, underbrush, refuse piles and unsightly growth. All shrubs, trees, grass and plantings shall be kept neatly trimmed and properly cultivated.

All exterior lighting fixtures must contain clear, white or non-frost, bulbs.

Yard statuary are not permitted without the written approval of the Board of Directors and/or the Architectural Review Committee.

Satellite dishes must comply with FCC Regulations.

Signs, other than standard "for sale" or "security" signs, are not permitted on any Lot nor on the Common Areas.

The parking of cars on any area of a Lot other than the driveway is not permitted. This includes the back and side yards.

No boat, motor boat, camper, trailer, motor or mobile home or other similar vehicle may be maintained on any Lot or on the street at any time without the written consent of the Board of Directors and/or the Architectural Review Committee. The Association shall have the right to have all such vehicles towed at the owner's expenses. \*Typical approvals require a fence large enough to cover the appearance of any of the aforementioned vehicles, boats, etc.

No vehicle repairs may be made on the streets or driveways. This type of activity must be done in a garage and not be visible from the street.

No animals, livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling except dogs, cats or other domestic household pets. No animals are permitted to run free at any time and must be properly leashed or under control of their owner so as not to become a nuisance to the neighborhood. Owners must remove all pet waste from grounds immediately.

No noxious, illegal or offensive activity shall be carried on upon any Lot.

No littering, including the discarding of cigarette butts.

**Violations Procedures: 1. A violation notice will be sent to the property owner. 2. After 10 days, if the violation is not corrected or protested in writing, a second notice is sent announcing a hearing for the matter. 3. If the Board, or adjudication committee finds, at the hearing, that the violation is legitimate, then a fine of \$25 per day will be assessed on the property owner's account until the violation is corrected or the Board decides in favor of the property owner's protest.**