

Salters Haven Rules and Regulations

NOTE:

These Rules and Regulations do not contain all restrictions that apply at Salters Haven. See your declaration, design guidelines and the Master Declaration of Covenants, Conditions, and Restrictions for Salters Haven Master Association, Inc. for further restrictions.

In addition, all owners, residents, tenants, and guests are required to abide by any and all local, state and federal laws that apply to the Salters Haven Community although the Association shall have no obligation to take enforcement action in the event of a violation of such laws.

RULES

1. **MAINTENANCE OF LOTS:** Each owner shall maintain his or her lot and all landscaping and improvements comprising the lot in a manner consistent with the Community-Wide Standard and all applicable covenants. Maintenance on the lot consists of the removal of trash, pressure washing structures or walks ways, cutting of grass, pruning of shrubbery, weeding, and controlling erosion.
2. **EXTERIOR MODIFICATION (ARCHITECTURAL):** No structures, buildings, improvements, or construction which shall include grading, clearing, tree removal, excavation or other site work shall be commenced or erected or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made to any lot without ARC approval. This shall include, garage, fence, wall, sidewalk, hedge, mass planting, change in grade or slope, drainage pipe, drainage canal, ditch, swale, catch basin, swimming pool, treehouse, playhouse, sign, flag pole, antenna, satellite dish, exterior illumination, monument or marker, outdoor statuary, exterior lights, security lights, storm door, well utility facility, patio, deck, screening for trash cans, or other purposes, sprinkler or irrigation system, driveway, outdoor decorative objects, shrubbery or landscaping. To request architectural approval of any exterior modifications to your home or lot (including landscaping and drainage projects) contact Priestley Management at (910) 509-7276.
3. **COMMON AREA:** No modification of any Salters Haven Common Area or Limited Common Area may be made nor may any personal items be placed on Common Area or Limited Common Area without prior written approval of the Board of Directors (BOD). Any cost for repairs to common areas caused by owners, guests, or residents or by any condition of an individual lot that causes damage will be the responsibility of the homeowner involved.
4. **GRILLS:** All barbeque grills and other similar items must be stored in the rear of the unit or behind a privacy fence. **SAFETY NOTE:** Do not store propane tanks, full or partially full, in an enclosed structure, such as a garage or enclosed lanai.
5. **OUTDOOR CLOTHES DRYING:** No clothing, rugs, or other items shall be hung on any screened porches, railings, fences, hedges or walls or any other structure to include outdoor clothes lines.
6. **EQUIPMENT:** Mechanical equipment, propane tanks and any other objectionable similar items must be screened from view of the street that runs in front of the lot. Any screening must receive prior approval from the BOD before installation.
7. **HOLIDAY DECORATIONS:** Christmas lighting and decorations may be displayed from Thanksgiving Day through January 15 only. Easter, Halloween, and other holiday decorations may be displayed 4 weeks prior and 1 week after the holiday.
8. **SIGNS:** No realty signs ("For Sale" or "For Rent" etc.), no signs, billboards, advertising, or political signs are allowed on any lot.
9. **NUISANCE:** Any activity that creates a disturbance, offense, foul or obnoxious odors, an unclean, unhealthy, or untidy condition outside the home, noise or other conditions which tend to disturb the peace or threaten safety is not permitted.
10. **TRASH:** All trash receptacles and garbage cans shall be screened so as not to be visible by the owners of other lots or the users of any street or common area. All screening shall be approved prior to installation. Trash and recycling containers shall not be placed at the curb before noon on the day prior to pick up days and must be removed before midnight on the day of pick up.
11. **Hunting and Fishing:** No hunting or discharge of firearms within the subdivision is permitted. No fishing allowed in the ponds or marina.

12. **VEHICLES:** Unregistered or inoperable vehicles are prohibited in the community (except in enclosed garages). Repairs may only be conducted in garages and not in driveway, street or on lawns.
13. **PETS:** No animals, livestock or poultry of any kind shall be raised, bred, kept, or maintained on any lot except a limited number of domestic household pets. Pets must be on a leash at all times when off the owner's lot. Pets may not be allowed to roam free (on any lot or common area) at any time. Pet owners are responsible to pick up and properly dispose of all pet waste deposited by their pets and to promptly remove all pet waste from their lots and common areas so as to preclude unhealthy conditions and unpleasant odors. Any homeowner whose animal creates a nuisance may be required by the BOD to employ restrictive measures to eliminate the nuisance.
14. **YARD & GARAGE SALES:** Any business, trade, garage sale, moving sale, rummage sale, or similar activity is prohibited.
15. **Storage of personal property:** All lawnmowers, bicycles, toys, or other similar objects must be stored when not in use.
16. **DAY DOCK** This area is a first come first serve amenity that is available to all owners in Salters Haven. There is a one hour docking time limit to allow for loading and unloading. Please be considerate of other owners wanting to use this dock. There are two locations - end of Dock A by the pump out station and end of Dock C.
17. **KAYAK/CANOE/ PADDLE BOARD LAUNCH:** This area is a first come first serve amenity that is available to all owners in Salters Haven. Kayaks, Canoes or Paddle Boards are not permitted to be left on or by the launch. This area is for launch and return only.
18. **FIREWORKS** The use and discharge of firecrackers and other fireworks is prohibited.
19. **PARKING:** Parking of vehicles on any street is prohibited. No mobile homes, recreational vehicles, motorcycles, mopeds, golf carts, trailers, or inoperable vehicles shall be parked in the driveway at any time. Boats or other watercraft may be parked long enough to load, unload, clean and store. Vehicles should be parked in the garage or driveway. No overnight street parking will be permitted.
20. **PARKING ON THE GRASS:** Parking on the grass on any lot or common area is prohibited.
21. **ROADS:** Road within Salters Haven are to be used by vehicles or pedestrians for the purposes of transportation. At no time shall any vehicle exceed the speed limit as determined by the BOD or the applicable governmental authority. The speed limit has been set to 15mph throughout the neighborhood.
22. **Dirt Bikes or ATVs** are NOT permitted within the community at any time. Contact the non-emergency local authorities if you wish to report those in violation. No bikes or skateboards are allowed in the pool or clubhouse area.
23. **Golf Carts** may only be used in accordance with NC Laws - Any person who operates a golf cart must be at least sixteen (16) years of age or older and have a valid driver's license.
24. **CLUBHOUSE** See Clubhouse Guidelines.
25. **POOL RULES:** See Pool Rules.
26. **STORAGE LOT:** See Storage Lot Rules