

WESTLAKE POINTE HOMEOWNERS ASSOCIATION

RESIDENTIAL RULES & REGULATIONS

Last Revised 2018

This document (a) does NOT replace the Covenants or the Bylaws and (b), to the extent that it is inconsistent with the Covenants or the Bylaws, the Covenants and the Bylaws, shall control, and the Association shall not be liable for any inconsistencies or effects therefrom.

GENERAL

1. No owner or renter (or family member of guest thereof) shall disturb the peace and quiet of the surroundings so as to interfere unreasonably with the right of each owner or renter to the continuing quiet of their property and nearby common grounds. The outdoor use of musical instruments or electronic musical devices is prohibited except for special events approved by the board of directors.
2. In compliance with the Village of Pinehurst ordinances, pets must be kept on a leash while being walked and are not to be walked on the lots. At no time should a pet be tied up outside. Pet owners are responsible for picking up and disposing of their pet's waste.

APPEARANCE

1. The railings of the decks should not be used to hang or dry clothing or towels. No outdoor clothes lines are permitted.
2. No fences (or other structures used to delineate a boundary or as a barrier or means of protection, confinement, screening or as an aesthetic component of landscaping) shall be erected or permitted upon any Lot within Westlake Pointe.

3. No motor vehicle, truck, motor home, camper cabin, motorcycle, trailer or boat shall be parked or stored on any area on any lot within Westlake Pointe except for the paved or concrete driveway thereon.

4. Boats, trailers, trucks over 3/4 ton, campers or recreational vehicles may not be parked for more than 24 hours in front of houses without prior written permission from the Board of Directors.

5. No object, improvement or structure (including, but not limited to, any storage shed, propane tank, play house, generator, dog house or dog run) shall, if visible from Lake Pinehurst or Burning Tree Road or any street within Westlake Pointe, be located on any Lot unless (a) its location is approved, in advance, by the Architectural Review Committee and the Westlake Pointe Homeowners Association, (b) its height is fewer than three (3) feet, (c) it is screened by landscaping approved, in advance, by the Architectural Review Committee and the Westlake Pointe Homeowners Association, (d) it is constructed with identical or, pursuant to the determination, in advance, by the Architectural Review Committee and the Westlake Pointe Homeowners Association, compatible materials and architectural style as the Residence Unit erected on the Lot, and (e) it otherwise complies with all applicable zoning ordinances.

RENTALS

1. Rentals of less than three (3) months are not permitted at any home in Westlake Pointe. The Board may approve a shorter rental term under special situations. A copy of these regulations must be posted in all rental units.

2. Homeowners have the responsibility to inform the Board of Directors when and for how long a home is to be rented and must supply additional information including, for example, the renter's names and telephone numbers and/or Rental Management company.

3. Renters and their guests are responsible to the owners of the home they are renting to follow all rules and regulations and must report all maintenance needs to the owner. Please note that lot owners are responsible to the Homeowners Association for the acts of their guests or renters.

4. Rental of boat docks is not permitted.

SATELLITE DISHES

1. General Prohibition. Except as set forth in Section 2, no radio, television or other aerial, antenna, satellite dish, tower or other transmitting or receiving structure or support thereof, of whatever size, shall be erected, installed, placed or maintained within Westlake Pointe unless erected, installed, placed or maintained within a Residence Unit and not visible from the exterior thereof.
2. Permitted Receivers. Westlake Pointe permits, to the maximum extent required by applicable law, the erection, installation, placement, and maintenance of (a) antenna that are one meter (39.37") or less in diameter and are designed (i) to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite or (ii) for use to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, or to receive or transmit fixed wireless signals other than via satellite, (b) antenna that is used to receive television broadcast signals (collectively, "Signal Receivers") and (c) masts (inclusive of Signal Receiver) (i) not more than twelve feet (12') in height above the roof and (ii) not taller than the distance between the antenna and the nearest Lot line.
3. Pre-Approved Locations. Installation of Signal Receivers at any of the four locations hereinafter set forth shall not require prior written approval of the Architectural Review Committee ("ARC"). Signal Receivers shall be installed in the highest-priority location (hereinafter set forth in descending order of priority) that permits the reception of an acceptable quality signal (one that is not substantially degraded) and that does not reasonably delay or prevent installation or unreasonably increase the cost of installation, maintenance or use.
 - a. Signal Receiver mounted on mast of minimum necessary height and located in landscaping,
 - b. Signal Receiver mounted behind chimney,
 - c. Signal Receiver mounted under eave,
 - d. Signal Receiver mounted just below apex of roof.

This list of locations was formulated by the ARC in order to protect the safety of others, and, if none of the locations hereinabove set forth provide an acceptable quality signal, the ARC will work with the Owner to identify and approve a location that does not reasonably delay or prevent installation or unreasonably increase the cost of installation, maintenance or use.

4. Additional Provisions. The Owner shall, upon installation of a Signal Receiver pursuant hereto, (a) paint the Signal Receiver in a muted-tone, non-glossy finish that will not interfere with the reception of an acceptable quality signal, (b) landscape the area around the Signal Receiver in a manner that will not interfere with reception of an acceptable quality signal, and (c) ensure that all cables are buried or otherwise not visible.

CONSTRUCTION

1. Commencement of Construction. Construction (including, but not limited to, site clearing, grading, and erection of vertical improvements) shall not commence until (a) approval of final plans by the Architectural Review Committee ("ARC") and issuance of building permits and the post thereof on the construction site.
2. Construction Time Limit. All construction shall be completed within twelve (12) months from issuance of a building permit.
3. Sanitation Facilities. Sanitation facilities for construction workers shall be maintained on the construction site and shall be located as far from the lot boundary lines as practicable.
4. Site Maintenance. All construction sites shall, in order to maximize safety and minimize adverse aesthetics effects, be maintained in a neat, clean, and orderly condition pursuant to which, for example, (a) no materials or equipment may be placed or stored on any street or right-of-way, (b) all supplies and materials shall be, at all times, neatly stacked and well ordered and on-site building materials shall be limited to those required for the construction site, (c) no construction vehicles shall be parked overnight without the prior written consent of the ARC, (d) no construction trailers shall be permitted (small tool trailers are permitted and shall be located in an unobtrusive area on the construction site), (e) dumpsters or other appropriate containers shall be used for collection of scraps, trash, and debris and shall be promptly emptied if the debris accumulates to a height in excess of the sides of the container, (f) no open burning shall be permitted, and (g), in addition to requirements under applicable law, all sand or dirt from the construction site shall be promptly removed from streets or rights-of-way.
5. Conduct of Workers. Construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday, and loud or disruptive behavior (including, but not limited to, loud music) is prohibited.