



Welcome to North Shore Country Club Homeowners Association



Golf



Tennis



Pool

Welcome to our beautiful community. North Shore Country Club is a community that includes a beautiful 18 hole golf course. If you purchase a home or vacant lot in this community, you become a member of the North Shore Country Club HOA, and an inactive North Shore Golf Club member which gives access to golf, tennis and the swimming pool. If you wish to activate and use these amenities, contact the Director of Golf for information and monthly fees.

HOA Members and Renters are guided by covenants and regulations through oversight by an elected board of volunteer homeowners who serve two-year terms. The HOA ensures the community standards are maintained. Potential owners and renters should download the Covenants, Rules and Regulation and Residential Building Standards in order to manage expectations. There is a "Renters Pack" which includes what renter expectations are as well. The rules are enforced!

Master Covenants, Bylaws, Residential Building Standards and Regulations (RBS)

What the HOA does....

- Compliance with Covenants/RBS
- Maintenance of streets
- Upkeep of common areas (Entrances and Roads)
- Maintain proper drainage

What Owners/Renters are responsible for:

- Adherence to the NSCCHOA Covenants and Residential Building Standards (RBS).
Questions? Email us: info@northshorecountryclubhoa.com
- Keeping the ditches on your property clear of debris and ensuring that erosion from yards are not degrading the ditches. Nothing should be discarded or dumped into a ditch
- Dumping on vacant lots is strictly forbidden
- Paying annual NSCCHOA dues. Payable by January 31st of each year
- Following hurricanes: Yard and ditch cleanup following storms/hurricanes. If the storm is severe enough that Onslow County is declared a disaster area, there "may be" some help from the county or FEMA. Otherwise, residents are responsible for clean-up and removal.
- Keeping email address, phone number and mailing address updated. Email addresses are used to mail your annual bill starting in 2022. Administrative fees will be added to your bill if the email addresses are missing or incorrect.

Additionally, the board can establish various committees as is deemed necessary. At present four committees advise the board on matters related to architectural, roads and grounds, drainage, and welcoming new homeowners.

HOA monthly meeting are held at the North Shore Golf Clubhouse the 2nd Tuesday of each month at 5:00 PM. There are times when meetings are held virtually so check with Board Members if you wish to schedule a presentation.

Annual Homeowners Meetings are held on the 3rd Saturday of August at 3 PM in the North Shore Golf Clubhouse. HOA Members will get official notification by email if there are changes.

NSCCHOA

P.O. Box 216

Sneads Ferry, NC 28460

Email: info@northshorecountryclubhoa.com

NOTE: The North Shore Golf Course, Swimming Pool and Tennis Courts are owned by the North Shore Golf Club. HOA Membership does not include the Golf Club (Golf Club Membership includes the pool and tennis courts) without joining the North Shore Golf Club. For North Shore Golf Club Membership inquiries, golf club membership transfer fees or information on these

amenities, please contact the North Shore General Manager @ [910-327-2410](tel:910-327-2410) or [800-828-5035](tel:800-828-5035).

Website: www.northshoregolfcoursenc.com

Real Estate Agents and Buyers: When a property at North Shore Country Club is sold the purchaser will be charged a onetime administrative fee payable to the NSCC HOA, as provided in Article VII Section 8 of the Master Covenants and Chapter 47F, North Carolina Planned Community Act, Article 3, G.S. 47F-3-102, item (13) Powers of Owner's Association. Email the Board to get details and current fees.

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Sneads Ferry, North Carolina

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