

Onslow Bay HOA Rules and Regulations

****For Exact Legal Wording Please Review the Recorded Restrictive Covenants****

- All exterior modifications, including but not limited to: fences, play sets, pools, sheds, etc... must be approved by the Onslow Bay Architectural Control Committee (ACC). If items are not approved and are not built in accordance to the Community Documents the Board can impose fines of up to \$100.00 per day until the property comes into compliance (this includes general violations of the community documents as well).
- It is the responsibility of each lot owner to clean, maintain, keep in good order, repair and replace at his or her expense all portions of the lot and dwelling unit. Including mowing the grass, edging the sidewalks and driveways, and making sure the beds around the home are free of weeds. No grass shall grow in excess of 6 inches in height.
 - o ****If the property has an easement, it is the owner's responsibility to mow and maintain.**
 - o ****If the property has a fence, the area outside the fence must be mowed and maintained to the property line.**
- Sheds must match the home by having the same roof line, siding, and roofing color and material. No "barn style" roofline sheds permitted. Fences must come off the rear corners of the home. Fences are not permitted in any easements and shall remain 10 feet off any rear property line and utility easement. Decorative side must face out. No chain-link fences permitted.
- Basketball goals cannot be utilized or stored in the street or right-of-way. Both are a safety hazard and do not allow for easy access by emergency vehicles.
- No part of the subdivision may be used for the parking of any trailer, coach, house trailer, mobile home, automobile trailer, camp car, recreational vehicle, camper, truck which exceeds 1 ton, or any vehicle with letters or other markings over four inches tall or wide, (collectively "Special Vehicles") unless parked in the garage and garage door is completely closed at all times. Up to only four operative vehicles, other than Special Vehicles, may be parked on the driveway or in the garage (parking in the grass/street is prohibited).
- Inoperative vehicles may not be parked within the community unless parked in the garage and garage door is to be completely closed at all times. No auto maintenance and/or repairs may be performed unless performed inside the garage.
- A boat and boat trailer must be parked behind a privacy fence which has been approved by the Committee.
- No sign, awning, canopy, flag (except the American flag), shutter, radio or television antenna shall be placed upon the exterior walls, roof, or any part of the property.
- There is to be no curtains, shades or other window coverings or linings to be hung inside or outside any windows, doorways, and/or patio doors which will show any color on the outside other than white tones.
- All pets must be kept on leashes when not in a fenced in area and owners must clean up after their pet. Both of these items are not just rules but laws enforceable by the appropriate governmental entity.
- All trash and recycling containers must be stored in each lot owner's garage (if applicable), or another location out of view from the street, except on trash pickup day. Trash/recycling containers shall only remain by the road for pick up for a period not to exceed 24 hours. Trash/recycling enclosures are not permitted.
- No noxious or offensive activity that shall become an annoyance or nuisance to residents shall be carried on in the community.
- No open fires or outdoor clotheslines shall be permitted on any part of the subdivision.