

# FOREST COVE HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

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1. Vehicles are to be parked within the space provided. Each unit is designated the use of two (2) parking spaces only. **Tandem parking is not allowed.** Towing is enforced. Removal is at the vehicle owner's expense.
2. Visitor spaces are for short term guest parking only. Towing is enforced. Removal is at the vehicle owner's expense.
3. Vehicles without current registration and inspection stickers are subject to removal at the owner's expense.
4. The use of any signs, including "**For Rent**" or "**For Sale**", is not permitted.
5. Decorative items, such as flags, name placards, etc., are not to be attached to the building exterior; damage to vinyl siding will result. Management at the owner's expense will repair any damage caused as a result of such actions.
6. Courtyards, porches, and patios are not to be used for the collection and storage of items that detract from the overall appearance of the community. Plants and furniture designed for use on a porch are permitted. Personal property found on the common area may be removed and stored at the owner's expense.
7. Any trash bags or debris left in the courtyard areas or on the rear decks are subject to removal at any time by management and the cost of the removal will be charged to the owner.
8. Keep grills at least ten feet away from all building surfaces when in use and until cool. Any damage to a building exterior caused by grills will be repaired by management and charged to the owner.
9. No noxious or offensive activities shall be carried on which are, or may become an annoyance. **Excessive noise is not permitted at any time and shall be strictly enforced between the hours of 11:00 PM and 8:00 AM.**
10. Walk dogs along the front entrance area, in wooded areas, or around either retention pond away from all units. No other areas are permitted to be used. Pets must be cleaned up after immediately.
11. All pets must be leashed when outside in any common area.
12. The parking of boats, recreational vehicles, trailers, campers, etc. is not permitted anywhere on the property.
13. No radio or television antennas are permitted on the exterior of any building or are to be erected in any common area.
14. All units must have white mini-blinds installed in all windows; these are considered a permanent fixture when the unit is sold. Any additional window treatments must be installed inside the mini-blinds.
15. All exterior light bulbs are to be clear, white, or frost in color.
16. Pool hours are from 9:00 AM until dusk.
17. Pool rules are to be followed at all times when in the pool area.

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## RULES ENFORCEMENT PROCEDURES

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### PARKING VIOLATIONS:

- A. **Designated Spaces:** Two designated spaces per unit are for the exclusive use of the residents of that unit or their guests. Use by any other vehicle is a violation of the parking rules. The resident of a unit whose space is wrongfully used should:
1. Determine if the parking space is occupied by a vehicle that recognizably belongs to someone known.
  2. If possible, notify the owner of the vehicle that is illegally parked and ask that it be moved.
  3. If the vehicle is not recognizable, or it is not moved within a reasonable time, it may be towed.
  4. The unit resident whose space has been wrongfully taken should contact the towing company and have the vehicle towed.
- B. **Tandem Parking:** Tandem parking is not permitted at any time and is a towable offense. Not only is tandem parking an inconvenience and safety hazard to the residents of Forest Cove, but it creates an environment that could block access by fire and rescue vehicles when an emergency arises. Whenever this violation is observed:
1. Determine if the vehicle recognizably belongs to someone you know and ask them to park correctly. Tell them that tandem parking is a towable offense.
  2. If you are blocked in, need to get out, and step one has not helped, call a tow truck at once. After the vehicle has been towed, contact the New Hanover County Sheriff's Department and tell them that a car has been towed. Give them the description of the vehicle, including color, make, and tag number, along with the name of the towing company that towed the vehicle.
- C. **Other Parking Violations:** There are a limited number of visitor parking spaces alongside the pool. These spaces are for short-term use and are not to be used for overflow resident parking. Parking is to be done only in the lined spaces provided. Parking along the streets or in the landscaped areas is not permitted. Periodic inspections of these areas will be made and vehicles found in these areas are subject to towing.

**ALL TOWING IS AT THE VEHICLE OWNER'S EXPENSE**

## **NOISE VIOLATIONS:**

- A. Excessive noise is not permitted.
  - 1. If excessive noise is causing a disturbance, politely ask the offenders to “tone it down”.
  - 2. If step one is not successful or you are uncomfortable about speaking to the offenders, call the City of Wilmington Police Department and / or the New Hanover County Sherriff’s Department. Notify GOProperty Management so that written disciplinary procedures can begin. Provide GOProperty Management with the date, time, and unit number and advise that the Wilmington Police / New Hanover County Sheriff’s Department were contacted.
  - 3. If there are repeated occurrences of this behavior, continue to call the Wilmington Police / New Hanover County Sheriff’s Department with each occurrence.

## **RULES AND REGULATIONS FINING POLICY**

1<sup>st</sup> Infraction: Courtesy Letter

2<sup>nd</sup> Infraction and all subsequent Infractions: Hearing Letter, notifying the offender that they are subject to fines up to \$100 per occurrence.