

# *The Reserve at Holly Ridge Rules and Regulations*

**\*\*For Exact Legal Wording Please see Article VI, Section 3  
of the Recorded Restrictive Covenants\*\***

- All exterior modifications, including but not limited to: fences, play sets, pools, sheds, etc... must be approved by The Reserve at Holly Ridge Architectural Review Committee (ARC). If items are not approved and are not built in accordance to the Community Documents the Board can request items be removed or impose fines of up to \$100.00 per day until the property comes into compliance. Please see Article VI, Section 2 of the community documents for a full list of the ARC standards.
- All properties are to be maintained regularly. This includes pressure washing exterior of the home/sheds/fence on an "as needed" basis, mowing the grass, edging the sidewalks and driveways, and making sure the beds around the home are free of weeds.
  - o **\*\*If the property has a drainage 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.**
- Fences must come off the rear corners of the home. Fences are not permitted in any drainage easements and the decorative side must face out.
- Except for vehicles being used by persons providing services, no vehicles are permitted to be parked on the street or in the right-of-way.
- Basketball goals cannot be stored or utilized 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 boat, motor boat, personal water craft, camper, trailer, commercial truck, motor or mobile homes, tractor/trailer, construction equipment or similar type vehicle/equipment, inoperable vehicle or vehicle without current registration and insurance shall be permitted to remain on any Lot or on any street at any time.
- All pets must be kept on leashes when not in a fenced in area. All pet owners must clean up after their pet. **\*\*Both of these items are not just rules but enforceable criminal laws.**
- No noxious or offensive activity that shall become an annoyance or nuisance to residents.
- No livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling except domesticated dogs, cats, or other household pets.
- No business activity or trade of any kind shall be carried on upon any Lot.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding is permitted.
- No signs, political signs, billboards, or signs of any kind shall be permitted.