

Wrightsville Place Homeowners Association, Inc.
Eastwood Road, Suite 202
Wilmington, NC 28403

Rules and Regulations
Revised June 2014

1. No lot or townhouse may be used for anything other than single family residential purposes.
2. Any common sidewalks, driveways, entrances or passageways shall not be obstructed or used by any unit owner for any purpose other than ingress to and egress from the units.
3. Except as to the areas termed limited common areas, no article of personal property shall be placed on or in any of the general common areas except for those articles of personal property which are the common property of all unit owners. No furniture shall be permitted on the front porch except porch furniture and plants. Porch furniture shall be permitted on the rear deck of each unit. All grills and accessories must be kept on the rear deck or in storage areas provided when not in use. Grills are prohibited on the grass. No bicycles/motorbikes, kayaks, canoes, surfboards, fishing equipment, tools or the like are permitted on the common areas, grass, porches, rear or sides of units.
4. Unit owners, members of their families, their guests, residents, tenants and/or lessees, shall not use sidewalks, driveways, entrances or passageways as play areas.
5. Vehicles belonging to or being under the control of a unit owner or member of the family of guest, tenant, lessee or employee of a unit owner shall be parked only in designated areas. Each unit has TWO assigned parking spaces. All other designated spaces are for unit owners, tenants and their guests to be found in front of the pool area. Inoperable vehicles or vehicles without current registration, insurance or license plates are strictly prohibited on the premises. Any violation of section 5 of these rules and regulations will result in a warning for the first offense and towing, at the owners expense, for any additional offenses.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any purpose, nor shall any television or radio antennae, machines or drainage lines be installed on the exterior of the project, nor shall any similar improvements that protrude through the walls or the roof of the townhouse be constructed, except as may be expressly authorized by the Association. Owner is responsible for roof damage or leaks due to installation.
7. No work of any kind shall be done upon the exterior building walls or upon the general or limited common areas by any unit owner, except as may be expressly authorized by the Association.
8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such a manner as may disturb or tend to disturb owners tenants or occupants of other units. This also includes noises and disturbances made by the "barking" and other noises of animals on the property.

9. Each unit shall be equipped with white horizontal blinds or plantation shutters in the windows which shall be permanent fixtures and shall remain in each unit when sold and may not be removed. Any additional window treatments must be located inside the mini-blind or shutter.
10. No clothes lines or clothes drying apparatus may be erected or constructed or put up on common areas or limited common areas.
11. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any common area or other storage area.
12. No owner or occupant may store any materials which would be in violation of any city, county, or state or local ordinance relative to fire, to building codes, or to toxic, flammable or dangerous chemicals on common area or limited common area.
13. Any damage to the general common areas or common personal property caused by a unit owner, member of their families, or their guests, tenants or employees, shall be repaired at the expense of the unit owner.
14. No owner or resident shall permit any sign, lettering or advertisement to be exhibited, displayed, inscribed, painted or attached in any manner to any part of the building, lot, common area or property of the Association without the written consent of the Association. "FOR SALE" or "FOR LEASE" signs are strictly prohibited.
15. No structure of a temporary character, trailer basement, tent, shack, garage, barn or other outbuilding shall be used on any lot any time as a residence either temporarily or permanently.
16. Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for the storage of boats, trailers, campers, motor homes, non-operational vehicles, repairing of vehicles or for any purpose whatsoever other than parking facilities. Parking spaces are restricted to passenger cars, passenger vans and pick-up trucks not exceeding $\frac{3}{4}$ ton capacity. All such vehicles may be towed at the owner's expense.
17. No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that of dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at times properly leashed and personally escorted and pet owners are at all times responsible for cleaning up pet feces.
18. All light bulbs installed in exterior light fixtures on any building or any lot shall be clear, white, or non-frost lights or bulbs.
19. Trash and garbage is to be placed in plastic bags with tops closed and secured. Garbage then deposited in bulk containers for that purpose located in the common area. At no time is trash to be accumulated or stored on decks, front porches or in the common area. Residents moving must break down boxes, if the dumpster will not handle boxes it is the resident's responsibility to haul them away. Recyclables should be placed in proper containers next the dumpster.
20. Drivers are to drive cautiously in common area and obey posted speed signs.
21. Owner shall not modify or build out their front door in anyway. Storm doors can be installed but are required to be full glass with all white aluminum or wood frame.
22. Owners are required to submit proof that tenants have received the R&R.
23. Any violation of rules by owners, their guests or tenants, The OWNERS shall be subject to a fine.