

**CAROLINA FOREST COMMUNITY SERVICES ASSOCIATION, Inc.  
(CFCSA)**

**Amendment to Master Declaration of Restrictive Covenants  
(Book 2442, Page 54, Onslow County Registry)**

Revised & Approved by Board of Officers 03/09/2021

Whereas Carolina Forest Community Services Association, Inc. (CFCSA) has heretofore caused to be recorded an amendment to the Master Declaration of Restrictive Covenants in Book 2442, Page 45. Every homeowner within our Carolina Forest community has the responsibility to read and understand the guidelines of the Architectural Control Committee (ACC). These guidelines below specifically address the look and overall aesthetics of our neighborhood.

This document is an overview and homeowners must seek approval for any changes to property and/or structures in the community.

**PL DECLARATIONS ARTICLE VI.  
SECTION 1.**

**Approval of Plans for Building and Site Improvements.** No dwelling, wall or other structure shall be commenced, erected, or maintained upon any Lot, nor shall any exterior addition to or change in or alteration therein (including painting or repainting of exterior surfaces) be made until the plans and specifications showing the nature, kind, shape, heights, materials, colors and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. If the Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required, and this Article will be deemed to have been fully complied with. Refusal or approval of any such plans, location or specification may be based upon any grounds, including purely aesthetic and environmental considerations that in the sole and uncontrolled discretion of the Architectural Control Committee shall be deemed sufficient. One copy of all plans and related data shall be furnished to the Architectural Control Committee for its records. The Architectural Control Committee shall not be responsible for any structural or other defects in plans and specifications submitted to it or in any structure erected according to such plans and specifications

Pursuant to North Carolina laws, any violation of these guidelines may result in actions including an opportunity to correct the issue, fines, and legal actions. Fine amounts are determined by the Board of Officers (BOO) and within the guidelines set by the State. A fine has a maximum allowable amount per N.C. Gen. Stat. § 47F, currently \$100 per day of continuing act of violation.

**\*Our CFCSA, in general will adhere to the community rules, regulations and the following Federal, State, County, City:**

- American with Disabilities Act (ADA)
- Federal Fair Housing Act (FFHA)
- Wetlands Conservation Map Carolina Forest - Map Book 46\_ Page 1 \_ Onslow County Registry\_ Ref 03-17-2004
- Stormwater Runoff – Division of Water Quality under NCAC 2H. 1000.
- N.C.G.S
- Onslow County and City of Jacksonville ordinances and zoning codes.

*\*Some examples of a code violation may include, noxious weeds, grass or weeds taller than 8 inches on average and accumulation of dead weeds, grass or brush. Accumulation of trash, junk or other abandoned materials, any condition which harbors rats, mice, snakes or other vermin, obnoxious odors and stagnant water are also considered code violations.*



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Recorded: 03/22/2021 at 04:26:59 PM  
Fee Amt: \$51.00 Page 1 of 8  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

**BK 5416 PG 157-164**

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<b>Soliciting</b>	Solicitation is not allowed within the Carolina Forest CSA.  <i>* However, solicitation by our community children for fundraising events is permitted. While not an exhaustive list, solicitation by the local schools, Sport Clubs, Boy Scouts, Girl Scouts, Royal Rangers, and other philanthropist organizations is permitted as long as the child is a resident of the CSA.</i>
<b>Sports Equipment</b>	Permanently installed or long-term placement of sports equipment must be shielded from view by privacy fence.  <u>Skateboarding half pipes or similar structures are not permitted.</u>  Basketball hoops, hockey goals, etc. can be on personal property keeping in mind community's nuisance guidelines.
<b>Statuary</b>	Non-controversial statuarities - Seek ACC approval if items can be seen from a street or common area.
<b>Storm Door, Sunroom, Screened porch or Pergola</b>	Require ACC approval.
<b>Swimming Pools</b>	Pools must be professionally installed with drainage going to the sewer and not to the local waterway or aquifer due to issues with water quality and Division of Water Quality rules. Require ACC approval.
<b>Trash cans</b>	All trash receptacles and/or recycle bins are to be hidden from any view from the street with screening if left outside except when at the curb the night before or day of pick-up.
<b>Trees</b>	No tree shall be removed without approval. (Unless tree is dead and changing out) Routine maintenance trimming does not require approval.
<b>Traffic guards</b>	Guards or guides of any kind, set in yards along the roadways are NOT permitted.
<b>Walls</b>	Retaining walls of any type require ACC approval.
<b>Signage</b>	Not permitted within the community. Refer to City and or County ordinance.

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<b>Fences / Privacy Screens</b>	<p>All fence designs, including location, type, material, stain color, height, etc. must be ACC approved.</p> <p>Such type of screenings are: lattice, plantings, louvers, vertical picket, dog ear picket, and shadow-box fencing may be used for privacy screening. Wooden privacy screens should be similar in color to the main house, trim, or fence.</p> <p>Chain-link fences are prohibited when visible outside property.</p> <p>Residents are responsible to maintain wood health and appearance that includes routine pressure washing and weather treating, and any repairs or replacement of any kind.</p>
<b>Flags</b>	<p>The below guidelines do not require approval from the ACC. United States of America, State of North Carolina, and seasonal flags are permissible within limits:</p> <p>Garden flags may not exceed 13 X 18 inches and are limited to two flags in yard(s) facing a street.</p> <p>Bracket-mounted large flags: May not exceed 4 feet X 6 feet affixed to the house, detached garage or flagpole. Flag poles require approval and meet state and local laws.</p> <p>Out of respect, flags shall be displayed following the guidelines of the U.S. Code: <a href="http://uscode.house.gov/download/pls/04C1.txt">http://uscode.house.gov/download/pls/04C1.txt</a></p> <p>Any flag or flagpole not covered in the above guidelines shall be requested from the ACC and once approved may be flown or installed.</p>
<b>Gas or LP tanks</b>	<p>Tanks are to be hidden from street view. Installations of LP or natural gas tanks shall be in accordance with local and state codes. <i>WARNING - Do not enclose more than three sides around flammable gases.</i></p>
<b>Landscaping</b>	<p>Unless a landscaping project makes architectural changes and/or requests removal of trees, landscaping projects using materials up to \$500.00 are permissible without written approvals.</p> <p><i>*Landscaping and lawns are required to be well maintained following city of Jacksonville ordinance as to not lower the value of surrounding homes or encroach onto sidewalks or roadways.</i></p>
<b>Mailboxes</b>	<p>Mailboxes and posts must match those within a specific neighborhood development phase. No other designs allowed.</p>
<b>Paint</b>	<p>Changes of exterior paint colors including trim and outside doors requires approval. If the homeowner desires to repaint their home in the same colors, then no request to the ACC is required.</p>

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- Patio & Sidewalks** Concrete, brick, or stone is permitted. No concrete paints or dyes permitted. ACC is required.
- Recreational Boats, Vehicles, Equipment, Items** RV's, four-wheelers, golf carts, and non-street-worthy vehicles must be stored inside a garage or removed from property. Approval is required to store the above listed vehicles behind a fence. And the above listed vehicles must not be visible from street.
- \* The management company must be notified in writing to have recreational vehicles temporarily stored in a driveway for a period of less than 48 hours. If period is to exceed 48 hours, prior BOO approval is required.*
- No unlicensed motorized vehicles (motor bikes, minibikes (gas or electric), etc. may operate on the roadways of Carolina Forest community.
- Shed** Submit the appropriate form for ACC approval.
- Play Sets & Trampoline** Heights less than 12 ft. Shielding by fence or landscaping is required. Minimum 5 ft. from property line. Metal, wood, and any safety netting shall be maintained for health and appearance in accordance with local and state codes.

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**Authority:** The authority of the Board of Officers (BOO) is established by North Carolina General Statute § 47F ([https://www.ncleg.net/enactedlegislation/statutes/html/bychapter/chapter\\_47f.html](https://www.ncleg.net/enactedlegislation/statutes/html/bychapter/chapter_47f.html)) the Declaration/Covenants, and the corporation Bylaws. The authority includes the issuance and revision of Rules and Regulations, the Bylaws, and Architectural Guidelines, except as the latter maybe influenced by any residual rights of the Declarant/Developer. Revision or Amendment pursuant to N.C.G.S. 55-10-02 - Amendment by Board of Officers - due to turnover/removal of Declarant Control and Initial Incorporator. The foregoing were amended by the Association, a non-profit corporation under the laws of the State of North Carolina, at the "Acknowledgement of Completion of Community Turnover after the Release of Declarant Control of the Association" giving back the community the majority vote. These items were discussed in a special meeting called by a member on 12Jan2021 and attended by members of the association establishing a quorum.

**Policy:** Any Rules and Regulations, Bylaws and Architectural Guidelines deemed necessary by the BOO shall be written clearly and succinctly to enable consistent performance and equitable enforcement.

The guiding principle of any such issuance shall be that any community member is entitled to the private enjoyment of that Lot and any building(s) thereon and use of any Common Elements of the Planned Community, except when such enjoyment infringes the like enjoyment of any other Homeowner as long as assessments, fees, and/or fines are not delinquent.

**Review and communication:** The BOO shall review these guidelines as needed. Any change of these guidelines shall be communicated promptly to all Homeowners.

**Committee rules:** Standing Committees may prepare or revise Rules and Regulations or Guidelines regarding their area of responsibility and submit such to the BOO for action and approval.

**Homeowner review:** Residents may propose new or revised Rules, Regulations or Architectural Guidelines and submit them in writing along with reasoning and purpose to the BOO for action and approval.

**Enforcement:** Pursuant to North Carolina laws, any violation of these guidelines may result in actions including an opportunity to correct the issue, fines, and legal actions. Fine amounts are determined by the BOO and within the guidelines set by the State. A fine has a maximum allowable amount per N.C. G.S. § 47F-3-107.1, currently \$100 per day of continuing act of violation.

**Animals/Pets:** No livestock, poultry, or animals may be kept on a Lot or in any dwelling other than household pets (cats, dogs, etc.). No animals kept for breeding or commercial purposes are allowed. The following dog breeds shall be specifically prohibited: Rottweiler, Doberman, Mastiff, Boxer, Bulldog, Pit Bulls, Chows and wolf hybrids. In addition, the Association shall specifically have the power and responsibility to designate, based upon temperament, size and/or nature or tendencies, from time to time a list of breeds of animals which shall be prohibited on any lot.

The Owner is responsible to control their pet when on/off a leash and keep from trespassing into community members lawns without permission. To pick up, remove all solid wastes of their pets and to dispose of the solid waste appropriately.

*\*Our CSA and Jacksonville, NC in general adheres to the Onslow County leash law which means when a dog is off its owner's property it must be controlled by the means of a leash or can be considered a nuisance.*

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In addition to the above, inherently dangerous animals shall be prohibited. "Inherently dangerous animal" means any nondomesticated animal for which evidence demonstrates that unprotected human contact with the species can result in a life-threatening injury or disease to those who come in contact directly or indirectly. The following are examples of inherently dangerous animals, but shall not be deemed an exclusive listing: Bats, wolves and wolf hybrids, lions, tigers, cheetahs, jaguars, cougars, leopards, snow leopards, clouded leopards, all hyena species, all bear species, all apes, Old and New World monkeys, and prosimians, all elephant species, rhinoceroses, hippopotamus, gaur, banteng, kouprey, anoa, Cape buffalo, all Crocodylia, - all species, aHelodermatidae - all species, green anaconda, Amethystine python, African rock python, and Reticulated python and all venomous snakes.

**Land use:** No Lot shall be used for any purpose except for residential purposes

**Lot and yard maintenance:** Each lot/lawn shall be reasonably maintained free of weeds, underbrush, refuse piles, unsightly growths, or objects. All shrubs, trees, grass, and plantings shall be kept neatly trimmed and without encroachment onto walkways, sidewalks or streets. It is the responsibility of each owner to prevent the development of any unclean, unsightly or unkempt condition of buildings or grounds on the owner's lot. Some property lots end in the middle of swales - it is the responsibility of each resident to maintain their side of the swale. If any trees, bushes or branches reach within your property, it is resident responsibility to maintain and or trim as needed.

**Nuisances or offensive activity:** Neither noxious nor offensive activity shall take place on any lot, street or common element. *This includes failing to follow traffic rules.*

**Parking:** Residents and accompanying guests may park within the common parking lots when using the adjacent amenities. No long-term parking is allowed in community parking lots. The BOO shall have the right to have all such vehicles towed away at the owner's expense. No parking on the grass is allowed.

**Storm water runoff:** Alterations of the drainage as shown on the plans and specification submitted by the Declarant to obtain the Storm water Permit is prohibited without the consent of Department of Water Quality and the Odorant. Roadside or lot line swales, ditches and other vegetation conveyances may not be filled, piped or altered except as necessary to provide minimum driveway crossing. *If a property owner's swale is damaged, the owner must repair it to the original condition.*

**Temporary Structures:** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently without the written consent of the Architectural Control Committee. *\*Temporary storage units (e.g., PODS, U-Haul, etc.) may not remain on a property longer than seven days without BOO approval. If a homeowner or resident anticipates the use of a temporary storage unit for longer than 7 days, then the homeowner or resident shall send their request to the BOO as soon as possible.*

**Vehicles/Boats:** No boat, motorboat, camper, trailer, motor or mobile homes, tractor/trailer, dump trucks, or similar type vehicle, shall be permitted to remain on any Lot or any street at any time, without the written consent of the Association.

Inoperable or unregistered vehicles without current registration and insurance are not permitted to remain on any lot, street, or common element for more than 24 hours. Proof of registration required

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when asked. The BOO shall have the right to impose a fine for an Inoperable or unregistered vehicle or if it is located on any common area, have it towed and removed at homeowner's expense.

No vehicle repairs are to take place on streets, lots, driveways or common elements and may only take place in garages or in areas not visible from the street.

\*For the purposes of clarity, city of Jacksonville ordinance Ch 13, pursuant to G.S. 160A-303 and 160A-303.2, the following words and phrases shall have the meanings respectively ascribed to them:

*Abandoned motor vehicle.* A vehicle which:

1. Has been left upon a street or highway in violation of a law or ordinance prohibiting parking; or
2. Is left on property owned or operated by the city for longer than twenty-four (24) hours; or
3. Is left on private property without the consent of the owner, occupant or lessee thereof for longer than two (2) hours; or
4. Is left on any public street or highway for longer than seven (7) days.

*Junked motor vehicle.* A motor vehicle that does not display a current license plate and that:

1. Is partially dismantled or wrecked; or
2. Cannot be self-propelled or moved in the manner in which it was originally intended to move; or
3. Is more than five (5) years old and appears to be worth less than five hundred dollars (\$500.00).

**\*\* Motor vehicle is defined to include all machines designed or intended to travel over land or water by self-propulsion or while attached to any self-propelled vehicle. (Ord. No. 97-49, 10-21-97; Ord. No. 08-37, 8-19-08)**

**Subdividing:** No Lot shall be subdivided, or its boundary lines changed.

IN WITNESS WHEREOF, as the above date, Grantees (whether person, corporation, limited liability company, general partnership, limited partnership, or other entity) has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

Carolina Forest Community Services, Inc (CFCSA) elected Board of Officers 24Feb2021.  
 President- Elle Grandstaff M.D., Ph.D. *Elle Grandstaff* aka Ellana Grandstaff  
 Vice President - Anthony Chapman *Anthony Chapman*  
 Treasurer - Richard John Potter  
 Secretary - Benjamin Kirwin *Benjamin Kirwin*  
 Member at Large - Diego Garcia *Diego Garcia*

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STATE OF NORTH CAROLINA

COUNTY OF Onslow

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Elliana Grandstaff, Anthony Chapman, Richard John Potter and Benjamin Kirwin

Date: 3/21/21

Notary Public: Amber Waldow

Printed Name: Amber Waldow

My commission expires  
2/19/2024

SEAL:

