



**BRICK CHIMNEY**  
*Landing*

***RULES & REGULATIONS***

***EXCERPTS FROM DECLARATION OF CC&R'S***  
***(Refer to Governing Documents for Complete Information)***

1. Architectural Improvements: No buildings, fences or exterior change, alteration or addition can be made until it is approved by the Architectural Control Committee. All fences must be six (6) feet in height. All buildings must apply to Pender County building guidelines. Prefabricated buildings are allowed but must be APPROVED by the Architectural Control Committee. *(Article V Section 1)*
2. Maintenance: All exteriors must be kept from developing any unclean, unsightly or unkept conditions. *(Article VI Section 2)*
3. All lots must maintain grass, weeds, shrubs, plant pruning, trees and the grass height shall not exceed six (6") inches. *(Article VII Section 3)*
4. Nuisance: No noxious or offensive activity shall be conducted on any Lot or the Common Elements nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. *(Article VII Section 4)*
5. No truck or motor vehicle used primarily for commercial purposes that has more than two axles, no inoperable motor vehicle, no unlicensed motor vehicle, no recreational vehicles, no camper trailer, no boat, no marine craft, trailer or aircraft shall be parked within the right of way or any public or private street adjacent to any Lot or on any Lot, unless they are parked and/or stored completely inside a garage or enclosed within a fence that has been previously approved by the Architectural Control Committee and is concealed from viewing from the street, excepting however, boats, marine craft, campers and recreational vehicles may be parked in an area visible from the street for a period not to exceed forty-eight (48) hours. *(Second Amendment - 2. Article VII Section 5)*
6. Animals: No animals, livestock or poultry of any kind shall be kept on maintained on the Common Elements or any lot or dwelling except dogs and cats. Animals are not allowed to run free and shall be kept on a leash when outside. Pet Owners are responsible to clean up all animal feces. *(Second Amendment – 3. Article VII Section 6)*
7. Outside Antennas/Dish: Installation of any antenna or satellite dish shall require prior written permission from the ARC and must conform to location, size, color and may not be visible from the street. *(Article VII Section 7)*
8. No sign shall be placed or allowed to remain on any Lot except for ONE (1) "For Sale" sign, or one other temporary sign to advertise a yard sale or other temporary activity on the Lot and such other temporary sign shall not be permitted to remain on any Lot for more than SEVENTY-TWO (72) consecutive hours. One (1) professionally designed American flag sign, and two (2) professionally designed sports and or military signs, and two (2) professionally designed political signs no larger than 24" by 24", which may be displayed up to forty-five (45) days before, and seven (7) days after, an election. *(Second Amendment - 4. Article VII Section 9)*



9. No above ground swimming pools. Below ground swimming pools are allowed subject to Architectural Control Committee Approval. (*Second Amendment - 6. Article VII Section 12*)
10. Holiday Decorations: Including but not limited to Christmas, Easter, 4<sup>th</sup> of July, Thanksgiving, and Halloween, decorations are to be removed from the Lot/Dwelling within thirty (30) calendar days after such holiday. (*Second Amendment – 7. Article VII Section 14*)
11. Garbage-Debris-Trash-Containers-Tanks: Lots must be kept free of all garbage, debris, trash, and waste material. Trash cans can be stored in your garage or on the side of your home. You may screen the trash can from street view with approved fencing or landscaping. Containers shall be brought to the street for pickup no earlier than the night before pickup and shall be brought back from the street no later than the same night after pickup. (*Second Amendment – 8. Article VII Section 16*)