

COTTAGE POINT
CONDUCT RULES AND REGULATIONS
Effective March 2015

Modified February 2017 --- Modifications noted in red & bold.

Your Board of Directors has developed a set of Rules and Regulations per Section 3.2.C. Rules and Regulations. The Owner's Easement shall be appurtenant to and shall pass with the title to every Lot subject to the following provisions:... The Association's right to impose and enforce rules and regulations which may restrict the use and enjoyment of the Common Areas and/or Amenities.

Goals:

- 1) to preserve the look and feel of Cottage Point, a residential community.
- 2) to protect homeowners, their guests and visitors.
- 3) to maintain the homes at a high level of upkeep and appearance

Owners chose to invest their resources of time and money in Cottage Point because of the expected high standards of aesthetics and livability. Under North Carolina law, duly elected boards of Associations have the responsibility to establish and enforce policies to preserve aesthetic values and nuisance-free communities. It is in the best interest of all Cottage Point owners, renters, and guests to abide by the policies and guidelines of their Association.

All submittals for new construction will require that the parties involved sign an acknowledgement of the receipt of these rules as part of the Architectural Review Process.

Enforcement:

- If after these Rules & Regulations are mailed and there is non-compliance with any of these Rules or Regulations the following enforcement process will be implemented.
 - A letter will be sent to the owner of the property in violation notifying them of the charge and stating the date, time and location of the hearing at which they may present evidence on their behalf.
 - At the hearing before the Board of Directors, the owner will have a chance to speak. The owner may waive the hearing if so desired.
 - After the hearing the Board of Directors will go into a closed session and make a decision.
 - The Management Company will promptly notify the owner of their decision.
 - If a fine is imposed, it will begin five (5) days after the decision that a violation has occurred.
 - A daily fine will not exceed fifty dollars (\$50.00) per day or one hundred dollars (\$100) per week for each week of continued violation or non-compliance until compliance is met.
 - A lien will be placed on properties that do not pay fines in a timely manner.

Questions on these Rules & Regulations may be referred to our Association Manager, CAMS, or the Cottage Point Association Board of Directors.

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Guidelines for Property Maintenance

- 1. Improved Lots:** Owners of lots containing homes should maintain their yards in manner that is neat, orderly, and safe from hazards and keep them in a clean and tidy condition at all times. In the event that any Owner with lots containing homes, shall fail or refuse to keep weeds or underbrush less than 12 inches; free from refuse piles, unsightly growth or objects; or shall fail to keep his front and/or side lawn(s) sodded and/or landscaped and irrigated in accordance as is here-in-above required, then, after thirty (30) days notice from the Developer, Architectural Control Committee, or the Association, the Association or its designee may enter upon the Lot and remove such weeds, underbrush refuse piles, unsightly growth or objects, or cause such lawn to be sodded or landscaped and irrigated, at the expense of the Owner. Such entrance shall not be deemed a trespass, and in the event of such removal or correction a lien shall arise and be created in favor of the Association for the full amount of the cost thereof, including collection costs, and such amounts shall be due and payable within thirty (30) days after the Owner is billed therefore. Such lien shall be enforceable by court proceedings as provided by law for enforcement of liens.
- 2. Vacant Lots:** Vacant lots should be maintained via “bushhogging” and/or “underbrushing” up to twice a year based on Board discretion. This maintenance should occur in the Spring during April or May and in the Fall between September and November. The Association Manager will secure a bid(s) for a group rate for “bushhogging” and/or “underbrushing” and will notify all vacant lot Owners of the cost per lot and the deadline for responding if they wish to participate at the group rate. In the event that any Owner of a vacant lot, who does not respond affirmatively by the aforementioned deadline, and fails or refuses to keep his Lot free from weeds, underbrush, refuse piles, unsightly growth or objects in accordance as is here-in-above required, then, after thirty (30) days notice from the Developer, Architectural Control Committee, or the Association, the Association or its designee may enter upon the Lot and remove such weeds, underbrush refuse piles, unsightly growth or objects, at the expense of the Owner. Such entrance shall not be deemed a trespass, and in the event of such removal or correction a lien shall arise and be created in favor of the Association for the full amount of the cost thereof, including collection costs, and such amounts shall be due and payable within thirty (30) days after the Owner is billed therefore. Such lien shall be enforceable by court proceedings as provided by law for enforcement of liens.

3. **Natural Areas:** These include wetlands and marsh areas within common areas and individual lots. This may include plants which would normally be considered weeds and undesirables. Therefore these areas are to be maintained differently than other areas within common spaces and lots.
4. **For Sale Signs:** The Association has approved a uniform “For Sale” sign. The approved sign will be the ONLY sign acceptable to advertise your property. You may obtain the approved sign from Innovative Ideas on Long Beach Rd. (910) 457-5303 or Image Monster in Wilmington (910) 313-1154. There are NO “For Rent” signs or notices allowed anywhere within Cottage Point.
5. **Construction Work**
 - a. **Time Restrictions:** Construction on a property will only be allowed Monday – Saturday between the hours of 7am – 6pm. Construction activity occurring outside of these times will be considered a violation, with the exception of securing property just prior to or following a natural disaster or similar incident.
 - b. **Damage Concerns:** Repair of any damage caused to adjacent properties, common areas and right-of-ways during the construction process is the responsibility of the owner of the property that the vendor and/or work is associated with.
 - c. **Signage:** Any signage related to construction (i.e. builder signage) must be removed prior to release of construction bond. **Builder signage must be similar in size and design to the approved for sale signage (see above).**
 - d. **Silt Fencing:** **The use of silt fencing around the perimeter of the lot is required during the building process.**

Rules for Pavilion Area, Dock Use, and Other Common Areas

1. Furniture is provided inside the Pavilion area for relaxation, socializing, and eating purposes. **Please remove all trash prior to your departure and** dispose of it properly. Please notify the Association Management Company at 910.256.2021 if you notice trash, damage, or misuse of these areas.
2. All furniture should be left in the location and condition in which it was found.
3. Smokers are to bring their own ashtrays and dispose of ashes/trash properly. All smokers should be considerate of others.
4. Children under 12 years of age should be accompanied, supervised, and protected by a responsible person at least 18 years old who is able to swim, if allowed on the floating dock.

5. Abusive language, intoxication, boisterous conduct, inappropriate dress, or vandalism will not be tolerated. Electronic devices may be played at a very low volume only. No exceptions!
6. Parking space at Pavilion is limited, therefore walk or bike when possible.

Motor Vehicle and Parking Rules

1. Parking is not allowed on lawns or any other parts of private property, except driveways and designated parking spaces.
2. Parking of any vehicle- including motor homes- is not allowed on common property and road right of ways, except driveways and designated parking spaces.
3. Parking of more than one commercial vehicle and/or trailer on driveways or lots is not allowed. No commercial vehicles of over $\frac{3}{4}$ ton will be allowed.
4. Permanent parking of campers or motor homes is not allowed.
5. The rules do not apply to temporary short term on street parking of guests. Short term is typically defined as up to one week. Those short term guests parking on the street should be aware of hazard concerns.

Guidelines for Responsible Pet Ownership

1. All pets must be under the control of their owners at all times.
2. Pet waste must be picked up immediately and disposed of properly.
3. Owner/Guest/Renter may only feed domesticated animals that reside within their residence. If feeding habits are determined to attract non-domesticated/feral animals, the Board may require that the habits be altered.

General Rules of Owner/Guest/Renter Conduct

1. No party or other noise after 11pm (City of Southport ordinance). Report disturbance to Police and HOA Board. This includes obnoxious and/or dangerous behavior at ANY time.
2. We are ALL responsible for keeping our property/investment secure.

3. Renters/lessees are bound by same rules as homeowners. Conduct of renters/lessees is the responsibility of the renting/leasing homeowner. Owners who rent their house are responsible for ensuring that renters know and understand all Rules and Regulations, Covenants, By-Laws and Restrictions.
4. Common sense will prevail. If it would bother you it probably would bother someone else.
5. Walkways and streets must not be obstructed.
6. These rules may be added to, or repealed, at any time by the Board of Directors.
7. The HOA Board is the final arbiter if individual homeowners cannot work out their differences.
8. Owner/Guest/Renter shall be aware of the impact of outside cooking, food preparation and other activities. If actions are determined to attract non-domesticated/feral animals, the Board may require that the actions be altered.