

PLANTATION LANDING HOA, Inc.
Rules and Regulations
Architectural Control Committee Guidelines
Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest
Revised & Approved by Board of Directors 11/27/2018

Every homeowner in our Plantation Landing 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 development.

PL DECLARATIONS ARTICLE VI.
USE RESTRICTIONS ARCHITECTURAL CONTROL AND
MAINTENANCE

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 Directors (BOD) 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.

PLANTATION LANDING HOA, Inc.
Rules and Regulations
Architectural Control Committee Guidelines
Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest
Revised & Approved by Board of Directors 11/27/2018

Decks Decks must meet building codes and permits. Decks require 6" X 6" footers (min). If decks are on 1st floor; lattice, brick, or stone must cover openings underneath deck and landscape sides visible from the street.

Roofing Deck roof must match or compliment house roof or metal (corrugated/v-crimp/seam) with no aftermarket paint. Changes to colors and materials requires approval.

Fences / Privacy Screens All fence designs, including location, type, material, stain color, height, etc. must be approved.

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.

Chain-link fences are prohibited when visible outside property.

Proper setbacks and fence heights vary by neighborhood section, please refer to New Hanover County and NC State regulations for setbacks and appropriate Covenants Conditions and Restrictions for height specifications.

Homeowners are responsible to maintain wood health and appearance that includes routine pressure washing and weather treating, and any repairs or replacement in kind.

Flags

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:

Garden flags may not exceed 13 X 18 inches and are limited to two flags in yard(s) facing a street.

Bracket-mounted large flags: May not exceed 4 feet X 6 feet affixed to the house, detached garage or flag pole. Flag poles require approval and meet state and local laws.

Out of respect, flags shall be displayed following the guidelines of the U.S. Code: <http://uscode.house.gov/download/pls/04C1.txt>

Any flag or flag pole not covered in the above guidelines shall be requested from the ACC and once approved may be flown or installed.

PLANTATION LANDING HOA, Inc.
Rules and Regulations
Architectural Control Committee Guidelines
Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest
Revised & Approved by Board of Directors 11/27/2018

Gas or LP tanks Tanks are to be hidden from street view. Installations of LP or natural gas tanks shall be in accordance with local and state codes. *WARNING - Do not enclose more than three sides around flammable gases.*

Landscaping 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.

Landscaping and lawns are required to be well maintained as to not lower the value of surrounding homes or encroach onto sidewalks or roadways.

Mailboxes Mailboxes and posts must match those within a specific neighborhood development phase. No other designs allowed. *See management company for information to purchase.*

New Home Construction New home construction needs approval from the BOD.

Paint 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.

Patio & Sidewalks Concrete, brick, or stone is permitted. No concrete paints or dyes permitted.

For limitation on impermeable area of a lot, refer to County, State, and Federal agencies.

Play Sets & Trampolines 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.

PLANTATION LANDING HOA, Inc.
Rules and Regulations
Architectural Control Committee Guidelines
Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest
Revised & Approved by Board of Directors 11/27/2018

**Recreational
Vehicles/ Equipment/
Items**

Boats, 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 BOD approval is required.

All Golf Carts are to be registered with the HOA and display a Plantation Landing Registration Sticker. - Please see the additional golf cart regulations for more information

No unlicensed motorized vehicles (motor bikes, mini bikes (gas or electric), etc. may operate on the roadways of Plantation Landing, with the exception of registered golf carts as outlined in the additional golf cart regulations

Shed

Timber framed construction. Facade and shed style consistent with that of the home in a material of better than or equal quality and color.

Footprint may not exceed 12x12x12 feet. "A" roofline is permitted.

Building setback shall exceed 5 feet but at times the required setback may be greater (swales, etc.). Refer to New Hanover County and N.C. Division of Water Quality requirements.

Signs

One sign For Sale or For Rent not exceeding 24" X 36" with an optional attached or adjacent Take One box. Sign must be freestanding in the ground.

One political support sign per candidate up to 24" X 24" may displayed and appear not earlier than 45 days before the day of the election and not later than seven days after an election day. Refer to N.C. Gen Stat. **§ 47F-3-121**

PLANTATION LANDING HOA, Inc.
Rules and Regulations
Architectural Control Committee Guidelines
Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest
Revised & Approved by Board of Directors 11/27/2018

Soliciting	<p>Solicitation is not allowed.</p> <p>However, solicitation by homeowner's children for fundraising events is permitted. While not an exhaustive list, solicitation by the Boy Scouts, Girl Scouts, Royal Rangers, and other philanthropist organizations is permitted as long as the child is a resident of the HOA.</p>
Sports Equipment	<p>Permanently installed or long-term placement of sports equipment must be shielded from view by privacy fence.</p> <p><u>Skateboarding half pipes or similar structures are not permitted.</u></p> <p>Basketball hoops, hockey goals, etc. can be on personal property keeping in mind community's nuisance guidelines.</p>
Statuary	<p>Non-controversial statuary - Seek approval if items can be seen from a street or common area.</p>
Storm Doors	<p>Require approval.</p>
Sunroom or screened porch	<p>Shall be professionally installed and constructed of the same materials as the existing home. However, professionally installed aluminum rooms may also be permissible upon approval of the ACC</p>
Swimming Pools	<p>Require ACC approval. 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.</p>
Trash cans	<p>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.</p>
Trees	<p>No tree shall be removed without approval. Routine maintenance trimming does not require approval.</p>
Traffic guards	<p>Guards or guides of any kind, set in yards along the roadways are NOT permitted.</p>
Walls	<p>Retaining walls of any type require approval.</p>

PLANTATION LANDING HOA

Rules and Regulations

Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest

Revised & Approved by Board of Directors 11/27/2018

Authority: The authority of the Board of Directors (BOD) is established by North Carolina General Statute § 47F (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.

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

The guiding principle of any such issuance shall be that any Lot Owner 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 Lot Owner as long as assessments, fees, and/or fines are not delinquent.

Review and communication: The BOD shall review these guidelines as needed. Any change of these guidelines shall be communicated promptly to all Lot Owners.

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

Lot owner review: Lot Owners may propose new or revised Rules and Regulations or Architectural Guidelines and submit them in writing along with reasoning and purpose to the BOD 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 BOD and within the guidelines set by the State. A fine has a maximum allowable amount per N.C. Gen Stat. § 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 commercial purposes are allowed.

Our HOA and Wilmington, NC in general adheres to the New Hanover County leash law which means when a dog is off its owner's property it must be controlled by the means of a leash.

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.

PLANTATION LANDING HOA

Rules and Regulations

Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest

Revised & Approved by Board of Directors 11/27/2018

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 BOD 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 BOD 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 BOD 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 when asked. The BOD 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.

Subdividing: Subject to any rights reserved to the Declarant, no Lot shall be subdivided, or its boundary lines changed except with the prior written consent of the Declarant.

PLANTATION LANDING HOA

Rules and Regulations

Oakridge, Plantation Landing, Sagewood, The Cottages, The Forest

Revised & Approved by Board of Directors 11/27/2018

POOL RULES & REGULATIONS (*Pool, Clubhouse grounds and tennis courts under 24 hour video surveillance*)

1. Only residents, owners and their visiting guests may use the pool.
2. Pool FOB and ID required when at the pool.
3. Users of the pool must be courteous and be alert to any unsafe conditions.
4. No glass containers or breakable objects permitted.
5. Abusive language, intoxication, boisterous conduct or vandalism will not be tolerated.
6. No loud playing of radios.
7. Proper swimming attire must be worn in the pool.
8. Children not yet toilet trained still wearing diapers/pull-ups MUST WEAR "DISPOSABLE SWIM DIAPERS."
9. Please use outdoor shower to rinse before entering pool. No person with COMMUNICABLE DISEASE, SKIN, EYE, EAR, or NASAL INFECTIONS allowed in pool.
10. Life rings and other safety equipment are for emergency use only.
11. NO hanging or sitting on ropes or slide in the pool. NO HORSEPLAY ON SLIDE! SLIDE ONE PERSON AT A TIME! PARENTS MUST ENFORCE THIS RULE FOR THE SAFETY OF THEIR CHILDREN!!
12. NO DIVING, NO PUSHING, NO RUNNING IN AND AROUND POOL AREA.
13. NO PETS PERMITTED INSIDE OR AROUND THE POOL AREA.
14. Close gates when you enter and exit the pool.
15. Wet swimsuits or towels are not permitted in clubhouse.
16. Everyone who uses the pool does so at their own risk.
17. The association is not responsible for the loss, theft or damage to anyone's personal property.
18. Please respect your neighbor and cleanup your area before leaving the pool.
19. The pool will open for use from 8:00 a.m. until 8:00 p.m.
20. Children under 14 years of age must be accompanied, supervised, and protected by an adult.
21. An adult must accompany children under the age of 8 to the restrooms at all times.

TENNIS COURTS RULES AND REGULATIONS

1. Only residents and owners and their guests may use the courts.
2. Appropriate tennis shoes only are allowed.
3. No skates, skateboards, bicycles, roller blades or other activity other than tennis permitted.
4. Please limit playing to 1 hour if someone is waiting.
5. Be courteous - No abusive language or loud music.
6. Please be sure to lock the court after playing.

HOMEOWNER'S FAILURE TO OBSERVE RULES AND REGULATIONS may result in expulsion from the pool/tennis court premises and/or receiving a warning letter from the Management Company which will include a fine of up to \$100.00
PLANTATION LANDING HOA BOARD OF DIRECTORS AND ITS APPOINTEES RESERVE THE RIGHT TO DENY USE OF THE POOL OR TENNIS COURTS TO ANYONE AT ANY TIME.

PLANTATION LANDING HOA August 21, 2017

Golf Cart Registration

The board has agreed to allow golf carts to be used on our roads if they are registered with the Plantation Landing HOA, follow the speed limit, simple safety rules of the road (Stop Signs, etc.) and display a new PL HOA registration sticker.

The BOD has enacted the following Rules and Regulations:

- 1) Golf Carts may not be driven by anyone without a valid Driver's License. However, younger people may drive as long as there is a licensed adult present in the vehicle.
- 2) The number of passengers will be limited to the quantity of seating positions in the golf cart. There have been instances of overloaded carts with children "hitching" rides on skateboards for example.
- 3) Household registration of Golf Carts in Plantation Landing via a sticker attached to the cart.

The registration stickers will be available beginning on September 1, 2017 by e-mailing Premier Management Company at:

info@premiermanagementnc.com

The use of other non-licensed motorized vehicles on PL roads, walking paths or common group areas is not permitted.



Sample Sticker

PLANTATION LANDING HOA GOLF CART REGISTRATION FORM

Owner: _____

Address:

Phone #: _____

Golf Cart Brand: _____

Color: _____

Quantity: _____

of Stickers Required: _____

Owners Signature: _____

Date: _____

Plantation Landing

RELEASE AND WAIVER OF LIABILITY AGREEMENT

For and in consideration of being permitted to operate golf carts on the property within the Community Association, I hereby voluntarily release, discharge, waive and relinquish any and all claims or actions for negligence and any other damages for personal injury, death or other damage which I may have, or which may hereafter accrue to me, as a result of the Activity of operating or riding on a Golf cart on the community roads.

I assume all risk of personal injury, death or property loss resulting from any cause whatsoever. I understand that it is my responsibility to follow all of the rules and regulations of the Community Association and my responsibility for myself and any guests or other person accompanying me. I accept full responsibility for injury, death, property damage or injury inflicted on others. **I agree to give up and make no claim against Plantation Landing or Management Company, their officers, directors, agents or employees for any injury to myself or others, death or property damage regardless of cause, including alleged negligence or fault.** I agree that my signature on this waiver and release confirms absolutely my agreement to be bound by all these terms and others posted.

For myself, spouse, legal representative, agents, heirs and assigns, I do hereby release, discharge, indemnify, waive and agree to hold Plantation Landing, any of their employees and owner(s), agents, assigns, heirs, officers and the Community Associations from which they are employed harmless and free from any and all liability of incident, injury or damages arising out of or in connection with my performance of services, including payment of attorney's fees incurred by Plantation Landing and the applicable Company in responding to or defending against any claim, demand, or liability asserted

Liability shall include but not be limited to all claims, demands, losses, causes of action, suits or judgments of any kind that myself or my guardians, heirs, executors, administrators and assigns may have against Plantation Landing, any of their employees and owner(s), agents, assigns, heirs, officers and the Companies from which they are employed because of personal, physical or emotional injury, accident, illness, or death, or because of any loss of or damage to property that occurs during my usage of common areas and participation in the Act of operating or riding in a golf cart that may result from any cause including but not limited to Plantation Landing, any of their employees and owner(s), agents, assigns, heirs, officers and the Companies from which they are employed own passive or active negligence or other acts than fraud, willful misconduct or violation of the law.

Plantation Landing

This release is intended to discharge, in advance, Plantation Landing and any Company and their officers, directors and agents, from any and all liability arising out of or connected in any way with the Act of operating or riding in a golf cart.

I understand the potential physical, mental and emotional dangers incident to participating in the Act of operating a golf cart. I am fully aware of the legal consequences of signing this agreement and have been afforded the opportunity to seek legal counsel regarding the same. By signing below, I understand I am waiving certain rights and assuming the risk of damage from my actions.

Printed Name

Address, City & Zip Code

Telephone Number(s)

Signature

Date