

RULES AND REGULATIONS FOR RESIDENTS AND OWNERS OF CAPE POINT

The following is a summary of the policies, rules and regulations contained in the Cape Point Homeowners Association Restrictive Covenants and Bylaws. These are legally binding documents that have been filed with the State of North Carolina and recorded at the Pitt County Register of Deeds. Homeowners should obtain a copy prior to purchasing a town home, either from the sellers, their real estate agent or the closing attorney. Copies are also available through Keystone Property Management. Should you lease your unit, it is the homeowner's responsibility, or their representative, to provide the tenants with a copy of these rules and regulations. These rules pertain to homeowners, residents and their guests.

1. ARCHITECTUAL CONTROL:

- a. Each homeowner is responsible for maintaining the landscape and/or maintenance around their unit. The homeowner's association landscape contract does not include maintenance to the landscape beds around each unit. If the landscaping or unit is not properly maintained, the association will send a written request to the property owner regarding the concern. If the problem is not rectified within sixty (60) days, the association will contract the service to be performed at the owner's expense.
- b. The visual appearance of each unit should be maintained in an appropriate manner (i.e. no sheets hanging at windows, no clothes/linens hung outside on clothes line, no furniture, except patio furniture, outside of unit).
- c. No basketball goals, swimming pools or dog kennels are allowed on common grounds.
- d. All areas around individual unit must be kept clean and free of debris and litter (i.e. boxes, trash, cigarette butts, food, yard and maintenance equipment, etc.).
- e. Screens at storm windows must be full and undamaged screens.
- f. Owners and tenants should submit a written request for review and approval to the Cape Point Homeowner's Association for any modifications to property (i.e. fences, etc.).
- g. No colored light bulbs are allowed in the exterior light fixtures.

- h. No satellite dishes greater than 21” in diameter will be permitted. The dishes can not be erected on common grounds without prior written approval of the Cape Point Homeowner’s Association.
- i. All personal property, including swing sets, empty containers, coolers, grills, trash bags, play toys, clothing, garden tools, etc. are to be stored within the patio areas only. They are not allowed anywhere outside the patio fence nor are they permitted at the entrance of the unit.
- j. Holiday decorations should be confined to the unit’s shrubbery beds and the area around the front of the unit.
- k. No yard sales or bake sales are permitted on common grounds.
- l. The homeowner and/or resident is responsible for payment of any damages caused to the common ground (i.e. driving on shrubbery, driving and parking on the grass, etc.).

2. PARKING AND TRAFFIC

- a. All vehicles must have current license/inspection sticker and must be operable. If the vehicle does not meet these standards, the vehicle will be towed at owner’s expense.
- b. Only passenger vehicles of half ton capacity or less are permitted on Cape Point Lane.
- c. No parking or driving is permitted on grass or common grounds.
- d. No parking on street or in cul-de-sac. Towing is enforced at owner’s expense.
- e. No more than three (3) vehicles per driveway are allowed. Additional parking is available on Thackery Road. If vehicles are blocking driveway access or not fully parked on the driveway, the vehicles will be towed at owner’s expense.
- f. Posted speed limit signs should be followed.

3. PETS

- a. Dogs must be on a leash at all times.
- b. No dogs may be staked and left unattended outside.
- c. Owners of dogs are expected to clean up behind their pets and not allow their dogs to urinate on shrubs.

- d. Cat owners are required to restrain their pets and may not allow them to roam free.
- e. Pet waste must be disposed of properly (i.e. sealed plastic bags placed in trash containers). Do not dispose of waste on common ground or in ditches.
- f. No pets shall be kept outside the unit in a cage or pen.
- g. Only domestic pets are allowed which includes dogs, cats and birds.

4. NOISE

- a. No loud noise between the hours of 10:00 pm and 7:00 am.
- b. Keep vehicle music at a level so that it can not be heard from outside the vehicle.
- c. Residents will not cause or permit unusual or objectionable noises that disturb others. "Objectionable" refers to frequent or continuous noise from stereos, televisions, radios, car alarms, car engines and loud mufflers.
- d. During the time period of 10:00 pm until 7:00 am, voices should be kept at a level that does not disturb others or can be heard from inside other units.

Fines for Violations:

First offense: Warning letter

Second offense: \$50.00 fine

Third offense: \$100 fine

Each subsequent offense: Fine will be increased in increments of \$100.00.

The fine is due immediately upon receipt of notice, but should be paid in full within thirty (30) days of the notice being sent to the owner/tenant. If the fine is not paid in thirty (30) days, a second notice will be sent to the owner/tenant and there will be a late fee of \$25.00 assessed to the original fine. If the fine is not paid within sixty (60) days, a third notice will be sent to the owner/tenant with an additional late fee of \$50.00 assessed to the original fine and first late fee charge. If the total fee is not paid in full within ninety (90) days, a lien will be placed on the property of the homeowner at Cape Point.