

# HARBOR MASTER COMMUNITY

## RULES AND REGULATIONS

The following rules and regulations have been duly approved by the Board of Directors of Harbor Master Association, pursuant to the Master Declaration of Covenant, Conditions and Restrictions for Harbor Master and shall be binding on all owners and occupants in the community and their guests. These rules and regulations are intended to supplement the covenants, conditions and restrictions set for in the Declaration.

These rules are adopted by the Board of Directors as of October 27, 2015

### ARCHITECTURAL CONTROL

No specific rules and regulations are necessary concerning Architectural Control due to the specific guidelines noted in **Section 1. Page 12. Of the Declaration of Covenants, Conditions and Restrictions for Harbor Master.**

After the initial construction of the dwelling on a lot has been completed by Declarant, no construction, reconstruction, remodeling, alteration, roofing, or addition to any structure, pier, building, fence, wall, drive or walkway, or exterior color change, including but not limited to siding, shutters, and trim shall be commenced and maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made after completion of construction of said dwelling, unless and until the plan and specifications showing the nature, kind, shape, height, color, material and location of the same, with the exception of general maintenance necessary for the upkeep of the dwelling, shall have been submitted to and approved in writing by the Board or Architectural Control Committee.

### GENERAL

*Harbor Master CCR's Section 4. Rules and Regulations. Page 8*

- a. If improvements are made on the property or lot, existing water and drainage patterns must be considered. Water runoff should not adversely affect neighboring lots. If drainage is affected, it will be the responsibility of the homeowner making the change to correct.

## **PETS**

*Harbor Master CCR's Section 10b. Pets. Page 16*

- a. Any pet off the homeowners lot must be accompanied and attended by the homeowner/pet owner
- b. It is the responsibility of the animal's owner to clean up any waste or damage from the animal on common areas or other owner's property.

## **PARKING**

*Harbor Master CCR's Section 4. Rules and Regulations. Page 8*

- a. No overnight street parking shall be permitted but this Rule and Regulation does not prohibit occasional overflow parking within the street right-of-way for guests or other reasonable purposes, provided that no inconvenience is imposed on the occupants of other lots.

## **HOLIDAY DECORATIONS**

*Harbor Master CCR's Section 4. Rules and Regulations. Page 8*

- a. All holiday decorations are to be removed from the residence by the 15<sup>th</sup> of the following month.

## **SIGNS**

*Harbor Master CCR's Section 6. Signs and Curtains. Page 15*

- a. One sign of customary and reasonable dimensions, no larger than 24" by 36", may be used in advertising a lot/home for sale or rent.
- b. Only the designated Harbor Master Home or Lot for sale sign is to be used by realtors and residents at the entrance to the neighborhood.
- c. Political signs are prohibited from being displayed earlier than 45 days before the election and later than 7 days after an election day pursuant of *NC General Statutes-Chapter 47F*

## **STORAGE SHEDS, ACCESORY BUILDINGS**

*Harbor Master CCR's Section 14. Page 17*

### **Approved sheds, accessory buildings must meet the following restrictions:**

- a. Shingles must match that of existing residence
- b. The building must have a pitched gable roof
- c. Constructed of wood or siding. Color must match the existing residence
- d. Not to exceed 12' width by 16' length with 8' wall height. The building can be no more than 12' in height
- e. Only decorative lighting may be place on the outbuilding and will have to be approved by the Board or the ARC prior to installation.

## **POOLS**

*Harbor Master CCR's Section 14. Page 17*

- a. No pool shall be installed without the express approval of the board or Committee based upon approval plans for the location of such pool and any decks associated with the pool.
- b. Pools are to be located behind the residence
- c. Pool and pool equipment enclosures must be architecturally consistent and harmonious with the residence and other structures on the lot in terms of their placement, mass and detail.
- d. Pools, decks and related equipment and pool and pool equipment enclosures shall be screened or treated so as to avoid distracting noise and views.
- e. No above ground pools may be constructed, placed or permitted to remain on any lot