

Key Colony at Covil Estates HOA

Effective March 1, 2016

ARCHITECTURAL CONTROL

1. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications show the nature, kind, shape, height, materials and location of the same shall have been submitted to in writing and approved in writing by the Board of Directors.
2. All service utilities, fuel tanks, clothes lines, wood piles and trash and garbage containers or accumulations are to be enclosed within a fence, wall or plant screen of a type and size approved by the Board of Directors, so as to preclude the same from causing an unsightly view from any street or way within the subdivision or from another residence within the subdivision.
3. No trees with over a 6" diameter measured no more than 2' up the trunk shall be removed from the front lots without Board of Directors written approval.
4. Replacement windows may be installed without Architectural Review provided the replacement windows are of the same style as those they are replacing and are white, tan or bronze in color.

RULES & REGULATIONS

The following abbreviated plain language ***Rules & Regulations*** are extracted from the various documents of the Association to simplify a general overview of the full unabridged recorded version. The recorded documents of the Association are the ultimate governing instruments. Violation of any rule will subject the offender to possible fines as per the Association's ***Fine Policy***. The purpose of the ***Rules & Regulations*** is not to harass residents/owners, but rather to ensure a better quality of life within the community and assist in maintaining or improving the property values. Homeowners are reminded that it is their responsibility to ensure that all occupants of their property, visitors included, are aware of and abide by all Key Colony rules and regulations.

RESIDENTIAL PURPOSES

It is intended that the homes within the subdivision be used for residential purposes only.

SIGNAGE

No signs of any sort, including For Sale signs, are allowed within the subdivision without the written permission of the Board of Directors. One (1) temporary Open House sign may be placed at the front entrance and one (1) on the front lawn the day of the Open House. No flags, balloons, or anything else is allowed to advertise the Open House. One (1) directional sign may be placed at the nearest street sign, but may not be attached to the street sign.

TEMPORARY STRUCTURES

No temporary structure, trailer, tent, shack, garage, apartment, barn or other outbuilding shall be erected, moved onto the properties or used as a residence. No PODS, or POD like containers, typically used for temporary moving purposes, will be allowed on the property beyond 3 days without prior approval of the Board of Directors.

APPEARANCE

It is the duty of each unit owner to keep their property (buildings, improvements and yards) in a neat and tidy condition and well maintained with no unsightly litter or debris visible.

YARD DEBRIS

If no bagged household trash is being put out for pickup by the trash service, you may put out two (2) bags of yard debris which the trash service will take on Tuesday. If you have more than two (2) bags of yard debris, you can put it out, separated from what the trash service will take, so it can be removed by the lawn-care service on Tuesday as well. If you have a large amount of yard debris, you will have to make arrangements for its removal, either by entering into a personal agreement with the lawn-care service or by using another service. The HOA is not responsible for any costs involved.

No yard debris or household trash is to be put out for pickup before Monday afternoon.

NUISANCES

No noxious or offensive activities shall be carried on or maintained within the subdivision, nor shall any activity be conducted which constitutes an annoyance or nuisance to the neighborhood. No plant, animal, device or thing whose normal activity or existence will be allowed if it diminishes or destroys the enjoyment of the properties for any other owner. Excessive noise is not permitted at any time. This includes but is not limited to stereos, television, musical instruments, loud noises, noisy parties and loud voices.

CONTRACTORS

Contractors may work no earlier than 8:00 AM. No work is to be performed on Sunday unless previously approved by the Board of Directors due to extenuating circumstances,

Noise generating construction should be minimalized as much as possible. Noise from work inside the house is not to be such that it can be heard from outside. Saws and other pieces of equipment should be used within the garage, with the door shut, to minimize sound as much as possible.

If a dumpster is to be used, the owner is to request the HOA, via an architectural request form, to allow the dumpster to be on site.

At no time are construction vehicles to park on any grassed areas or to block or cause difficulty for others entering and leaving driveways. Vehicles parked on grassed areas will be towed without warning at the vehicle owner's expense. Vehicles may be parked in the cul-de-sac at the end of Key Pointe Drive as long as other vehicles can easily get around them.

ANIMALS

No animals of any kind, livestock or poultry may be kept or maintained within the community other than household pets and cats or dogs. Pets are permitted only if such animals do not disturb or annoy other residents. All owners are required to clean up thoroughly after their pets. **Per New Hanover County regulations, all pets (including cats) must be on an attended leash, held by a competent person, at all times. Leashes should not go further than 6'.** Cats are not allowed to roam free.

WINDOW COVERINGS

No owner or resident shall have drapes, curtains or other similar materials hung at windows or in any manner so as to be visible from the outside of the building that are not white or neutral in color.

LIGHTS

All light bulbs or other lights installed in any fixture located on the exterior of any building shall be clear, white or non-frost.

OUTSIDE ANTENNAS

Exterior television antennae or satellite dishes should not be visible from any street or by any neighbor.

UTILITIES AND TRASH

No fuel tanks or similar storage receptacles, or trash carts may be exposed to view from any street or lot within the subdivision. Trash carts are allowed to be visible and adjacent to the street on pickup days only.

VEHICLES

All vehicles within the subdivision and on any streets or driveways must have current registration and insurance. Tractor-trailers or other commercial size trucks will not be permitted to park on the premises. The Key Colony Board of Directors reserves the right to have all such vehicles towed at the vehicle owner's expense, without warning. Exceptions are pickups with noncommercial registrations, vehicles of contractors while actively performing maintenance or repairs to dwellings, yards, and/or utilities, as well as emergency vehicles.

Vehicle repairs are allowed only within a garage and must not be visible from the street.

No boat, motor boat, camper, trailer, motor or mobile home, personal water craft, or similar type vehicle is permitted within the subdivision without written permission from the Board of Directors. Such recreational vehicles may be housed wholly within the garage and with the door closed.

SPEED LIMIT

The posted Speed Limit within the subdivision is **15 MPH**.

PARKING

No parking on the streets is allowed as long as there is room in the driveway and/or garage. If there is no room in the driveway and/or garage, parking in the street (one side of the street only) shall not exceed a 72 hour period. No vehicles are allowed to park on any grassed or landscaped area. The Association shall have the right to have all vehicles that are parked on common areas towed at the owner's expense.

If an owner has a special circumstance that might require that they may have more cars than their driveway or garage might accommodate, they should contact a member of the Board of Directors in advance (unless there is an emergency situation).

YARD SALES

One (1) yard sale is allowed when a property is sold.

OUTDOOR EQUIPMENT

No charcoal grills, cleaning or gardening equipment or tools shall be permitted in the front of any lot. Grilling in garages or enclosed back porches is prohibited.

Board of Directors

Key Colony at Covil Estates HOA

January 1, 2016