

Section	Tonbo Meadow Community Rules And Regulations/Use Restrictions and/or Other	Reference
1	PARKING	
	<i>"Vehicles, including without limitation, automobiles, trucks, boats, boat trailers, personal watercraft, trailers, motorcycles, campers, vans, recreational vehicles, tractor/trailor, construction equipment or similar type vehicle, shall not be permitted to remain on any lot or on any street at any time, without the written consent of the Association or its designee. No inoperable vehicle or vehicle without current registration and insurance, will be permitted on any Lot, street or Common Elements. The Association shall have the right to have all such vehicles towed away at the owner's expense. No repairs to any vehicle may be made on streets or in driveways but only in garages or other areas and not visible from the street.</i>	Covenants, Article VII. Section 3. Use Restrictions (d) Vehicles/Boats
1.1	Parking is not allowed along the left (south side) as you enter Tonbo Trail. Unit owners are to park in their assigned spaces. Once filled, guests may park in open designated areas.	Member Vote, June 8, 2019
1.2	Vehicles parking on the streets shall be parked on the same side (right, north side as you enter Tonbo Trail) and only one side to allow passage of emergency vehicles. There will be NO PARKING on front lawns except on the pervious driveways provided.	Member Vote, June 8, 2019
1.3	There will be NO PARKING or DRIVING of a vehicle upon any lawns.	Member Vote, June 8, 2019
1.4	If an owner, renter, or guest damages the grass or irrigation system from parking or driving on it, the lot owner will receive an invoice for the cost of replacement and/or repair.	Member Vote, June 8, 2019
1.5	Under no circumstances is parking allowed to block the area used for backing out of a bordering garage.	Member Vote, June 8, 2019
1.6	Parking of commercial vehicles on streets and driveways is not permitted, unless repairs or deliveries are being made to an individual home.	Member Vote, June 8, 2019
2	PETS	
	<i>"The Association may adopt reasonable rules regarding household pets designed to minimize damage and disturbance to other Owners and occupants, including rules requiring damage deposits, waste removal, leash controls, noise controls, pet occupancy limits based on size and facilities of the Lot and fair share use of the Common Elements. Nothing in this provision shall prevent the Association from requiring removal of any animal that presents an actual threat to the health or safety of residents or from requiring abatement of any nuisance or unreasonable source of annoyance."</i>	Covenants, Article VII. Section 3. Use Restrictions (e) Animals
2.1	Pets are not permitted to swim in any of the ponds or retention areas.	Member Vote, June 8, 2019
2.2	Pet Owners and tenants with pets are required to carry bags when walking their pets and to clean up pet feces in any and all areas.	Member Vote, June 8, 2019
2.3	While at home, no owner or tenant will leave an animal unattended (All Dogs Must Be On A Leash) in any Common Area unless within a containment area approved by the Architectural Review Committee. Animals shall not be chained outside. Owners may not leave an unattended pet in any Common Area or Limited Common Area if not at home.	Member Vote, June 8, 2019 Covenants, Article VII. Section 3. Use Restrictions (e) Animals
2.4	No animals, livestock, or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that of domesticated dogs and domesticated cats. Other household pets may be kept: provided they are not kept, bred, or maintained for any commercial purpose and they are not kept in such numbers as to be an annoyance or nuisance to other Owners. Further that they are not allowed to run free and are at all times kept properly leashed or under the control of their owner.	Covenants, Article VII. Section 3. Use Restrictions (e) Animals
2.5	Owners will comply with all City of Wilmington ordinances with respect to pickup of domestic animal wastes.	City of Wilmington Ordinance Chapter 12, Utilities, Part 2, Section 12-28.
2.6	Owners will comply with all New Hanover County ordinances with respect to vaccinations, collars, identification, restraint, and public nuisances.	New Hanover County Ordinances, Chapter 5, Animals.
3	PONDS USAGE	
3.1	No fishing, swimming, boating, or wading is permitted in the storm water retention ponds.	Member Vote, June 8, 2019
4	ACCESSORY STRUCTURES & IMPROVEMENTS	
4.1	Grills (covered or uncovered) are permitted if stored in the rear or side yards and/or porches of the residence and not visible from the street. <u>Note:</u> They may be visible from the streets only when in use.	Member Vote, June 8, 2019
4.2	No improvements (including clearing, excavation, grading and other site work), exterior alteration of existing improvements including painting, placement or posting any object or thing on the exterior of any Lot, Dwelling Unit, other structure or Common Elements (e.g., signs, mailboxes, mailbox posts, accessory buildings, antennae, satellite dishes, clotheslines, playground equipment, temporarily or permanently installed basketball goals, pools, lighting, temporary structures, and artificial vegetation), planting or removal of Landscaping, or installation or removal of a well or an irrigation system shall not take place except with written Architectural Committee review and approval. Additionally, no structural plumbing or electrical changes within individual units may be made that would impact another joining unit without prior approvals by the HOA Board Of Directors and/or Architectural Review Committee.	Covenants, Article VII. Section 3. Use Restrictions (b) Nuisances (f) Statuary T.V. Satellite Dishes and Outside Antennas Member Vote, June 8, 2019

4.3	No living tree, whether it be located in Common Areas or not, may be planted or removed without Architectural Committee Review Process, and complying with the City of Wilmington tree ordinance, removal, replacement, and permit process.	Member Vote, June 8, 2019 Wilmington Municipal Code, Chapter 18, Article 8, Division II, Tree Preservation and Division III, Tree Removal. Covenants. Article VII. Section 3. Use Restrictions (b) Nuisances.
4.4	Satellite dishes, antennae, and similar kinds of devices (no greater than 18" in diameter) for the transmission of television, radio, satellite or other signals are permitted unless with Architectural Review Committee approval and provided that these devices are placed in the least conspicuous location on the Lot with acceptable quality signal.	Covenants, Article VII. Section 3. Use Restrictions (f) Statuary T. V. Satellite Dishes and Outside Antennas
4.5	Individual Homeowners should notify the community at large (remaining member Homeowners) of parties or gatherings to be held on common property. The common Meadow Building shall be used only for private, non-commercial, social functions by Unit Owners and Residents and for social and business functions of the Association. Any events outside the aforementioned guidelines must seek HOA Board approval. The Homeowner who is responsible for the party or gathering will be held responsible for all costs of all cleanup and for any damages that may occur.	Member Vote, June 8, 2019
4.6	All commercial photography, whether still images or filming of any kind must have a signed Board Of Approval letter prior to start date. In such cases, all Homeowners must be notified in advance of specific times and dates. The contracting parties must leave property in it's original state and are responsible for any and all costs associated in doing so. The Homeowner who is responsible for the photography session or filming will be held responsible for all costs of all cleanup and /or any damages that may occur.	Member Vote, June 8, 2019
5	WINDOW COVERINGS/EXTERIOR DECOR	
5.1	All drapes, curtains, or other similar materials hung at windows, or in any manner as to be visible from the outside, of any house erected upon any lot must be of a white or neutral background material.	Member Vote, June 8, 2019
5.2	Only the flag of the United States of America or North Carolina may be displayed, the size of which cannot exceed 3 feet by 5 feet. No decorative banners of any kind except to celebrate holidays and only then for 7 days before and after the appropriate holiday. No Freestanding/vertical flag poles are allowed. The location of flag(s) is subject to the HOA Board of Directors and Architectural Review Committee approvals.	Member Vote, June 8, 2019 North Carolina Planned Community Act. Chapter 47f-3-121.
5.3	All light bulbs and other lights installed in an approved fixture located on the exterior of any building or any lot shall be clear, white or non-frost. No colored bulbs are permitted. The maximum of 60 watt bulbs shall be allowed. The location and type of any motion detector lights must be approved by the Board Of Directors and Architectural Review Committee prior to installation.	Member Vote, June 8, 2019 Covenants. Article VII. Section 2. Minimum Standards For Site Improvements (e)
5.4	It remains the responsibility of each Owner to prevent the development of any unclean, unsightly, or unkempt condition of the buildings or grounds on their LOT which would tend to decrease the beauty of the development as a whole or specific area.	Covenants. Article VII. Section 3. Use Restrictions (b) Nuisances
6	VEHICLE REPAIRS/GARAGE DOORS	
6.1	No long-term repairs to any vehicle may be made in driveways.	Member Vote, June 8, 2019 Covenants. Article VII. Section 3. Use Restrictions (d) Vehicles/Boats
7	SIGNS & DISPLAYS	
	No signs may be displayed on Lots or in the Common Elements, including resident's motor vehicles, without permission of the Board Of Directors.	Covenants. Article VII. Section 3. Use Restrictions (h) Signs
7.1	No signs (including "For Rent", "For Sale", political, and other similar signs) may be erected or maintained on any lot, except for "For Sale/Open House" signs which are allowed on the day of the Open House. "Property Identification Signs" detailing house number or resident name and professional home security system signs will be permitted, if approved by Architectural Review Committee, and not exceeding 160 square inches in area.	Member Vote, June 8, 2019
7.2	No sign may be nailed to any tree.	Member Vote, June 8, 2019
7.3	Holiday displays and lighting can be placed outside on a residence or in the residence Common Area or Limited Common Area up to one month before the holiday. All holiday displays and lighting must removed no later than two (2) weeks after the holiday.	Member Vote, June 8, 2019
8	GRASS SURVIVAL/COMMON AREA ALTERATIONS	
8.1	No person may undertake, cause or allow any alteration of construction in or upon any portion of the Common Elements except at the direction or with the express written consent of the HOA Homeowners Association Board Of Directors.	Member Vote, June 8, 2019

8.2	Unit Owners are not permitted to alter, change or add to the landscaping of the Common Area Property, and only use of Native Plants and approved lawn chemicals, without the approvals of the Architectural Review Committee and the Board Of Directors, subscribing to Tonbo Meadow's Vision.	Member Vote, June 8, 2019
9	ASSESSMENTS	
9.1	A late fee of \$100.00 per month for late payment of dues will be imposed at 10 days past due and each month thereafter until paid. The Board may fine any Lot Owner an amount not to exceed One Hundred Dollars (\$100.00) per day for any continuing violation of these Rules And Regulations promulgated by the Board. Any such fines shall be deemed assessments against the Lot of such owner and shall be collectable as provided in the Declaration Of Covenants Conditions And Restrictions For Tonbo Meadow. Lot Owner shall have rights under Bylaws and these Rules And Regulations, as collectively amended, to appeal or call for hearing of fines/assessments.	Member Vote, June 8, 2019 Amended And Restated Bylaws. Article VIII. Powers and Duties of the Board Of Directors. Section 1. (j) Covenants. Article VI. Covenants For Assessments Section 10. Section 11. Lien for Assessments.
10	USE RESTRICTIONS	
10.1	All units shall be used for single family residential purposes only. No unit shall be rented or leased for a period of less than three (3) months, unless part of a lease prior to purchase and ends on the closing/settlement date.	Member Vote, June 8, 2019
10.2	Owners will prevent unclean, unsightly, unhealthy, or unsafe conditions outside their residence, including all community Common Areas and Stormwater swales.	Covenants. Article II. Section 2. Easements in Favor of Declarant and the Association (a) (b) (c) Section 3. Other Easements (a) (b) (c) Section 4. Nature of Easements Article VII. Use Restrictions Architectural Control And Maintenance Section 1. Section 4 (3)? Maintenance
10.3	No foul or obnoxious odors, fumes, dust, smoke, or pollution is allowed that creates noise, unreasonable risk of fire or explosion, or other conditions which constitute a public or private nuisance.	Covenants. Article VII. Section 3. Use Restrictions (b) Nuisances.
10.4	No outside burning of trash, leaves, debris or other materials is allowed. Use of the Meadow Building fireplace must be accompanied by a Homeowner or current residents. Additional areas for such activities must be approved by the HOA Board.	Member Vote, June 8, 2019
10.5	No outdoor storage of goods, materials, or equipment, except that outdoor storage of building materials shall be permitted during construction approved by the Architectural Committee. Storage of any kind is expressly prohibited on or in any Common Property unless the area is expressly designated for such purpose. Bikes must be stored in garage. The personal property of all unit owners or other persons occupying a particular unit shall be stored within their respective units.	Member Vote, June 8, 2019 Covenants. Article VII. Section 4. Maintenance
10.6	No use of firecrackers or fireworks, sound pollution, or any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Lots, except alarm devices used exclusively for security purposes.	Member Vote, June 8, 2019
10.7	No dumping grass clippings, leaves or other debris, petroleum products, fertilizers, cleaning materials, soaps, or other potentially hazardous or toxic substances in any storm sewer, drainage ditch, or other component of the storm drainage system.	Covenants. Article VII. Section 3. Use Restrictions (b) Nuisances. City of Wilmington Ordinance Chapter 12, Utilities, Part 2, Section 12-29.
10.8	No onsite storage of gasoline, heating, or other fuels on Lots, except that a reasonable amount of propane gas and other fuel may be stored on each Lot for emergency purposes and operation of gas cooking grills, lawn mowers and similar tools or equipment.	Member Vote, June 8, 2019
10.9	No outside use of any Lot for business or trade, yard sale, garage sale, moving sale, rummage sale, or similar activity and no door-to-door solicitation of residents without permission from the HOA Board.	Member Vote, June 8, 2019
10.10	No activity which materially disturbs or destroys the vegetation, wildlife, wetlands, or air quality within the Property is allowed. Unit Owners are responsible for debris thrown or placed on grounds, including any damage to common areas landscaping.	Member Vote, June 8, 2019 Covenants. Article VII. Section 4. Maintenance

10.11	Unless approved by the Architectural Review Committee, no signs, basketball hoops, swing sets and similar sports and play equipment; clotheslines; garbage cans; woodpiles; above-ground swimming pools; decks; docks, piers and similar structures; and hedges, walls, dog runs, animal pens, storage sheds, or fences of any kind.	Member Vote, June 8, 2019
10.12	No trailer, tent, shack, barn, temporary structure, mobile home, modular home, or camper vehicle shall be on any Lot.	Member Vote, June 8, 2019
10.13	No alteration to drainage facilities except as approved by the State Division of Water Quality and Architectural Review Committee.	Covenants. Article X. Stormwater/CAMA Facilities Section 1. Stormwater Section 2. Facilities Operation and Maintenance Section 3. Damage
10.14	Trash cans are to be kept inside garages or hidden from view from other Lots or streets except on the specified days for collection. All household trash, recycling, yard waste, and scheduled bulky pick-up must be at the curb by 7:00 am on your weekly pickup day. Trash may be set out the night before only. Please make sure trash does not blow away, block traffic, or storm drains. All containers must be removed from the City Right Of Way by the end of that day. Trash and containers are only allowed to be at the curb on your weekly pickup day as per the City Of Wilmington.	New Hanover Solid Waste Department
Notes:		
	At the time Title to a Lot is conveyed to a new Owner, the Owner shall pay the sum of \$1,500.00 to the Association to be used for capital expenses or as a Reserve Fund Deposit for future capital expenses. Amounts paid into the working capital fund are not to be considered as advance payment of the Annual or any other assessments.	Member Vote, October 6, 2018, Covenants. Article VI. Covenants For Assessments Section 7. Working Capital Assessments.
	The Board Of Directors of the Association reserves the right to make additional Rules And Regulations as may be required from time to time. These additional Rules And Regulations shall be as binding as all other Rules And Regulations previously adopted. For further details of the Restrictive Covenants, please refer to the HOA Declaration Of Covenants Conditions And Restrictions and Amended And Restated Bylaws Of Tonbo Meadow Townhomes Owners Association, Inc.	Member Vote, June 8, 2019 Amended And Restated Bylaws Of Tonbo Meadow Townhomes Owners Association, Inc. Article VIII. Powers And Duties Of The Board Of Directors Section 1. (a) (j) Article II. Property Rights And Easements Section 1. (a)
	Based on our charter as a flagship sustainable neighborhood and the rules of the NC Department of Natural Resources and the Department of Water Quality, we are required to keep volatile and toxic chemicals and pesticides out of our bio-retention, wetland and stormwater swale system- using only the following list of organic herbicides, pesticides and fertilizers, which are approved as non-toxic landscaping methods and materials. Herbicides: AllDown Concentrate, Weed Zap, Nature's Wisdom Vinegar 20%, Avenger Weed Killer Concentrate. Pesticides: Monterey Garden Insect Spray, Monterey Ant Control, Evergreen Pyrethrum Concentrate, Essentria IC3 Insecticide Concentrate. Fertilizers: Concern All Natural Weed Prevention Plus, Dr. Earth Super Natural Lawn Fertilizer, Lawn Restore II, Happy Frog Premium Lawn Fertilizer. Thank you for your cooperation in preserving the principles of the Tonbo Meadow Community and providing a safe place for our children and ourselves.	Member Vote, June 8, 2019 Maintain LID Status, Sustainable Neighborhood Rules, NC Department Of Natural Resources, North Carolina Department Of Water Quality, City Of Wilmington.