

Wrightsville Green Homeowners Association Resident Rules and Regulations

The members of the Wrightsville Green Homeowners Association welcome you to the community. We take great pride in our community and feel sure you will do the same. In order to keep the community operating and looking its best, the Board asks that you follow the rules and regulations listed below.

1. All units shall be used for residential purposes described within the New Hanover County Zoning Ordinance, Section 50-2 Table of Permitted Uses.
2. Noxious or offensive activity shall not be carried on upon any lot, or residence, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood. (See Article 9, Section 2 of the Covenants and Restrictions.) The Noise Ordinance of New Hanover County shall be enforced. (Chapter 11 Nuisances, Article 3 Noise, Section 11-54 thru 11-64.)
3. Inoperable vehicles without current registration and insurance will not be permitted on the premises.
4. Please have your Vehicles may park on “Common Areas,” but may not park on any homeowner’s grassed or landscaped area, unless permission is given by the property owner. The Association shall have the right to have all improperly parked vehicles towed at the owner’s expense. guests park in your driveway or along the street off the grassed area and landscaped areas of other property owners. When parking on grassed areas, care should be taken not to disturb the integrity of the swales.
5. No lawn furniture, charcoal grills, cleaning or gardening equipment or tools shall be permitted in the common areas except during actual use. At other times, these items must be stored on the owner’s property. Exceptions are to include the furniture and grill at the pool area.
6. Realtors’ signs shall be permitted on lots and residences for sale. “Open House” signs are allowed during the day(s) of the open house only. Signs are to be placed in the front lawn of the residence. No signs are to be nailed to the dwelling or fence. “For Sale by Owner” signs must have prior approval of the Board before being placed on the front lawn. “Open House” signs must be place on sides of the entrance and not in the gazebo area.
7. No building, fence, wall or other structure shall be commenced, erected, or maintained, nor shall any exterior addition or alteration be made thereon until the plans and specifications showing the nature, kind, shape, heights, materials and location of 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 Board or by an Architectural Committee composed of three or more representatives appointed by the Board. (See Article 8, Section 1 of the Covenants

and Restrictions)

8. No boat, camper, trailer, motor or mobile home or similar type vehicle shall be permitted to remain on any lot or in parking spaces at any time, unless authorized in writing by an officer of the Association.

9. Dogs, cats or other household pets may be kept and maintained provided they are not allowed to run free and must be properly leashed and escorted at all times when off the owner's property. We ask that you remove any droppings your pet may leave in any place. If a pet causes damage to property or harm to individuals, the Board shall have the authority to require the pet remain in the home or secured in the yard.

10. No outside radio or television antennas shall be erected on any lot or dwelling unit within the properties.

11. All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white or non-frost lights or bulbs. This does not apply to holiday decorations during the holiday season.

12. Drivers are to drive cautiously on all roads and common areas and maintain a speed not to exceed 15 mph.

13. Yard or garage sales are prohibited.

14. If dues are not paid within 30 days of the due date, penalties will result. (Article II, Section 1A, Voting rights and rights to recreational facilities and Article VI, Section 9, Non-payment of Assessment.) A \$10 late assessment fee will be charged every month that a monthly association fee is late in being paid. For example, if the association dues are payable on October 1 and remain unpaid as of November 1, a \$10 assessment will be charged. On December 1, if the October dues remain unpaid, another \$10 assessment will be charged.

15. Lot owners and homeowners are obligated to keep the grass and weeds under control on their property. Grass height may not exceed 12 inches. (New Hanover County Ordinance, Chapter 11 Nuisances, Article 1, Section 11-1 thru 11-10.) Failure to maintain the lot at this level or lower, may result in the Association cutting the lots if the owner fails to do so. All charges incurred in maintaining the property plus a twenty percent fee will be charged to the lot owner. All charges are due within fifteen days of receipt of the statement. Failure to pay these charges may result in a lien on the property (Article VI, Section 3).

16. When the property or lots are transferred or sold, the owner/agent of such said property is obligated to notify the Treasurer of the Association in writing. The sole responsibility of this notification lies with the seller.

17. Owners are obligated to notify the Treasurer of the Association when the property is leased or rented. The owner must provide the Treasurer with the name/names of the new occupants or owners. Homes in the Association may not be rented or leased to more than three unrelated persons pursuant to New Hanover County Zoning Ordinance, Section 23-12 Family. Unrelated visitors may not reside with persons renting a property for longer than two weeks. It is the responsibility of the owner to provide the occupants of the property their pool key, copies of pool rules, covenants and restrictions, by-laws and rules and regulations. If this is not available, the Board should be contacted.

18. Any complaints or concerns regarding the neighborhood should be submitted in writing to our management company at:

Community Solutions Southeast, LLC
2108 Capital Drive Suite 102
Wilmington, NC 28405

Fine:

1st offense - Warning letter (notice of violation) sent regular and certified return receipt mail. The letter will stipulate the violation must be remedied or addressed to the Board of Directors within seven (7) days or a \$50 fine will be assessed to their account. The \$50 fine will be assessed daily until the violation is brought into compliance.

Additional violations of a similar nature will be assessed a \$50 per day fine from the point of offense.

**Resident Rules and Regulations
of
Wrightsville Green Homeowners Association, Inc.
Approved by a majority vote at the
Wrightsville Green Homeowners Association Meeting
on September 29, 1994
Amended October 8, 1996
Amended September 19, 2001**