

Westport Homeowners' Association, Inc.

Community Rules

This document is a summary of the rules included in the Westport Declaration of Covenants and the Westport Book of Resolutions, Procedures and Policy. All owners are bound by the entire set of restrictions contained in the Westport Covenants and in the Book of Resolutions, but the interpretation of some of these rules as well as a listing for everyday use are contained in this document.

It is important that all owners and residents review these documents along with associated documents such as the Architectural Control Committee Rules and Regulations. All documents can be found on our website "www.westporthoa.org". To access all parts of the website, residents must register to obtain a login name and password. To register follow the "Register" link adjacent to the Login located on the website home page.

Alterations - Changes to the exterior of homeowner's house or property must have written approval from the Architectural Control Committee (ACC) prior to the commencement of work or installation. Some repairs such as re-painting or re-staining also require prior approval. Applications for the ACC approval of the alterations can be obtained from the Westport Homeowners' Association website at westporthoa.org. or by calling the Management Company.

Animals – Pets must be leashed and under the control of their owners when off the owner's property. Owners are responsible for cleaning up their pet's excrement throughout the Community including their own lots, other private lots and common elements. Pet waste must be disposed of in pet owner's trash containers.

Garage/Yard Sales – Private homeowner or tenant garage or yard sales are strictly prohibited.

Garbage Pick-up/Dumpster – Garbage and Recyclable receptacles must be stored out of view from the street. Garbage and Recyclable receptacles shall be placed on the street only on the day of pickup or on the night before. On the service day, receptacles must be removed from the street to their storage area. Receptacles must not be visible from any street within Westport. No dumpster is permitted on any lot or common element without the written consent of the Association. (See specific guidelines for exterior storage areas in the ACC Rules and Regulations.)

Leases – No leases (rentals) for any lot shall be for a term of less than 12 months and are not transferable (subleasing). A Homeowners Rental Disclosure Form (available by calling the Management Company or from the Westport Homeowners' Association website at westporthoa.org) must be completed and submitted to the Management Company. All leases must be in writing and must contain a provision requiring the tenant to comply with all use restrictions of the Declarations and the Book of Resolutions.

Light bulbs – All light bulbs and other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white or frost white light bulbs. (See specific guidelines on holiday decorations in ACC Rules and Regulations)

Nuisances – No noxious or offensive activity shall be carried on upon any lot nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood.

Parking – Owners and tenants shall not use any streets for vehicle parking and parking is not permitted in any yard or other landscaped areas of any lots. Parking is prohibited on the common elements and on the unpaved portion of the street right-of-way (which includes, but is not limited to, the grassy area between the sidewalk and the street). All vehicles parked on community streets are subject to **both** Westport HOA restrictions and those set by the Town of Leland.

Signs (Sale or Rental) – The use of an “available” signpost to be placed on the front yard of homes for sale or rent shall be permitted. Lot owners should contact the Management Company for the signpost. One window sign of no more than four square feet is permitted.

Signs (Vacant Lots) – One "For Sale" sign is permitted per vacant lot. Lot owners shall use and obtain Westport Homeowner' Association approved signs from the Management Company.

Signs (Political) –A political sign no larger than 24” X 24” is allowed on your property within 45 days before the election and must be removed no later than 7 days after.

Temporary Structures – No structure of a temporary character such as a trailer, tent, shack, barn, modular unit, tractor trailer or other outbuilding, shall be used on a lot at any time as a residence, storage facility or for any other use, either temporarily or permanently without the written consent of the Association. (Contact the Management Company for permission).

Vehicles/Boats – No boat, motorboat, camper, trailer, motor or mobile home, tractor or similar type vehicle, shall be permitted on any property or common element without the written consent of the Association. (Contact the Management Company for permission).

APPROVED BY THE WESTPORT BOD ON FEBRUARY 17, 2015