



Hoke Loop Ridge Homeowners Association: Rules and Regulations

Date Last Modified: November 7th, 2023

This document is a supplement to the Declaration of Covenants, Conditions, and Restrictions for Hoke Loop Ridge Association.

It is intended to provide owners, residents, and their guests with clear guidelines of the conditional use of buildings, grounds, and common areas.

This document is subject to amendment by your elected Board of Directors as authorized in the Association By-Laws; Homeowners will be given updated copies when changes occur.

It is the responsibility of Homeowners to ensure tenants, agents, and guests are compliant with Association Rules and Regulations.

General Rules and Regulations

- 1.** All lots are for residential use only. No business or commercial activity is permitted.
- 2.** No noxious or offensive trade or activity is permitted, nor any activity which may become an annoyance or nuisance to the neighborhood.
- 3.** Homeowners shall not allow the noise level to become a nuisance and will control the noise level emanating from any activities to a reasonable level.
- 4.** No leases or other rental agreements shorter than 1 month shall be allowed. The property cannot be used as a short-term rental property. No leasing of an individual room or portion of the Lot is allowed.
- 5.** Homeowners are responsible for the compliance with Rules and Regulations by their residents, guests, and renters. The penalty for violation will be imposed on the Homeowner.
- 6.** Homeowners shall have access to the Mail Kiosk. No individually placed mailbox is permitted on any Lot.

Pets

1. Homeowners are allowed to have orderly domestic pets (cats and dogs). No livestock, poultry, or reptiles are permitted.
2. No more than 4 dogs may be kept by a Homeowner.
3. No pets shall be kept, bred, or maintained for commercial purposes.
4. All pets must be housed inside the Owner's home and must be contained on the Owner's property within an approved fenced enclosure. No "runs" are permitted.
5. No animals shall be kept, chained, or tied to a stake of any kind.
6. Any pet that is not on the Owner's premises shall be on a leash at all times.

Parking and Vehicle Operation

1. No vehicle maintenance shall be conducted within Woodhaven, other than in a garage or concealed from public view.
2. No automobile, truck, or vehicle of any kind shall be parked on the Lots, other than on the driveway or in the rear yard behind approved fencing.
3. No vehicle in inoperable condition, no unlicensed vehicle, no recreational vehicle, no camper, no golf cart, no boat, no trailer, and no jet ski or other watercraft may be parked on any street or on any lot, unless kept inside a garage and sealed from public view.
4. No parked vehicle shall be covered in a 'car cover' or other similar covering unless kept inside a garage and concealed from public view.
5. No vehicles of any kind are allowed to be kept within the Common Area.
6. The Association has the right to tow or remove any boat, trailer, recreation vehicle, camper, jet ski, watercraft, golf cart, or vehicle of any type which is parked within the Common Area or kept on a Lot in violation of the rules.
7. ATVs, dirt bikes, mini bikes, and off-road style vehicles may not be operated within any portion of the Property, on a Lot, or within the Common Area.

Trash

1. No trash of any kind, whether household or yard debris, shall be placed or allowed to remain on any Lot, except in proper containers.

2. Containers should only be placed by the street on the evening before the day trash is collected. Each Owner shall promptly remove the trash containers from the street no later than the evening of the day that trash was collected.

Structural and Exterior Appearance

1. Nothing shall be done to either temporarily or permanently change the exterior appearance of any dwelling. Certain architectural modifications or alterations may be permitted only AFTER prior approval of the HOA has been granted. An Architectural Modification Application must be completed and submitted to the HOA for consideration. This application can be found on the Blackberry Management website, www.blackberrymgmt.com. Each Homeowner shall maintain all improvements constructed upon such Owner's Lot to the standards of their original construction.

2. Homeowners are responsible for keeping the exterior of their dwelling free from mold and mildew.

3. No trailer, tent, shack, barn, or other temporary structure is allowed on the property.

4. All outbuildings must comply with county regulations. Outbuildings are permitted to residential use only and must be placed in the rear corners of the lot. All outbuildings shall be constructed in the same architectural style as the main dwelling. No metal outbuildings or structures are permitted.

5. No radio or other electrical towers, aerials, or antennae shall be permitted. Satellite dishes not to exceed 35 inches in diameter are permitted in the rear of the dwelling house or the rear corner of the Lot.

Lawns and Yards

1. All Lots must have well-maintained grass lawns. No gravel or similar type lawns are permitted. Lawns must be regularly cut, fertilized, mulched and/or pinestraved regularly so that the appearance is in harmony with the neighborhood.

2. In-ground pools are permitted in the rear yard of any dwelling and must be surrounded by at least a 5-foot fence. Above-ground pools are not allowed.

3. No fencing shall exceed 6-feet in height. No fencing shall be erected closer to the street than the rear corners of the house. Wood or white vinyl fencing is permitted. It is strongly encouraged that homeowners install fencing 2-feet inside their property boundaries.

Sports Equipment

1. No basketball hoop, soccer goal, volleyball net, etc. may be placed in the street. All sports equipment must be kept on the homeowner's private property and should be put away when not in use.

Grills/Smokers/Outdoor Fire Pits

1. Per the NC Fire Code, charcoal and gas grills and smokers shall not be used within 10 feet of a structure or combustible material (pine straw).

2. Portable outdoor fireplaces shall not be operated within 15 feet of a structure or combustible material.

3. No trash burning is allowed.

Signs and Flags

1. No signs of any character shall be displayed or placed upon any Lot except for "For Rent" or "For Sale" signs.

2. No signs shall be displayed in the Common Area.

3. No political signs or flags shall be displayed outside the time period of 60 days prior to the date of an election and 14 days after election day.

Issue Reporting

1. Homeowners are encouraged to contact HOA management to report complaints, concerns, or violations.

2. Only Homeowners and their authorized agents (i.e. rental and selling agents, holders of a Power of Attorney) are permitted to submit complaints. Management will not address tenant submissions.

Enforcement

1. The Association maintains the right to impose and collect fines for non-compliance of the rules set forth in this document.

2. Management shall have the delegated authority of the Board of Directors in acting to enforce the Association's Rules and Regulations.

3. Should the Manager determine that a rule is being violated, the Homeowner violating that rule or regulation shall receive a warning of the violation in writing from the Manager and have a period of 14

days to correct the violation. If the violation is not corrected within 14 days, the unit owner will be fined \$50.00 for every month thereafter that the violation continues.