

ATTN: Olde Point Villas Phase 2
RE: Rules and Regulations

With new homeowners coming into the neighborhood, I thought it might be prevalent to send out a brief overview of the covenants for everyone, so everyone is aware of the rules and regulations in Olde Point Villas Phase 2. If you have any questions or concerns, please do not hesitate to call/text/email me at hampsteadhoa@gmail.com or 910-270-9975. Thank you!

ARCHITECTURAL CONTROL

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 showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design, location in relation to surrounding structures and topography and desirability by the Board of Directors or by the Architectural Control Committee.

USE RESTRICTIONS

- All lots shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any Lot other than the existing Townhouse and garage. Any building erected, altered, placed or permitted to remain on any Lot or the Common Areas shall be subject to the provisions of Article VII of this declaration.
- No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- No inoperable vehicle or vehicle without current registration and insurance will be permitted on the Property. The Association shall have the right to have all such vehicles towed away at the Owner's expense.
- No structure of a temporary character, trailer, manufactured or mobile structure, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- No boat, camper, trailer, motor or mobile home, or similar type vehicle, shall be permitted to remain on the Properties at any time, unless by prior written consent of the Board of Directors.
- No commercial or similar type vehicle shall be permitted to remain on the properties at any time, unless by prior written consent by the Board of Directors.
- No animals, livestock or poultry of any kind shall be kept or maintained on the Properties except that dogs, cats or other household pets may be kept or maintained, provided that they are not kept or maintained for commercial purposes, and provided further that they are ***not allowed to run free and are at all times properly leashed and personally escorted when outside a unit.***