

# **Tara Court HOA**

## **Rules and Regulations**

(Amended April 30, 2019)

### **Owners, Tenants, and Residents:**

*It is the wish of the Association to keep the property value up by keeping a nice and neat community. Please respect these efforts by doing your part. Thank you. Owners make certain that all tenants receive a copy of these Rules and Regulations at the beginning of each lease.*

**Maintenance Requests:** All maintenance requests that pertain to the Tara Court HOA Articles of Incorporation, Declarations, By-Laws and Rules and Regulations must be submitted in writing through letter or e-mail. Only owners are permitted to submit a request for maintenance. Please read your HOA documents to become familiar with the items that the HOA is responsible to repair.

**Noise:** In a town home community, you live in close proximity to one another so please be considerate of your neighbors. Noise levels should be kept to a minimum inside as well as outside your units. City Ordinance says that excessive noise is not permitted at anytime and during the week after 11:00 pm all noise should cease and on weekends the noise curfew is 12:00 am. If you have issues with noise, please feel free to call the Police Dispatch Office at 910-343-3600 to request an officer to handle the disturbance. Then report the incident to the Management Company in writing so that the owner of the unit can be issued a violation notice by HOA.

**Nuisances:** No noxious or offensive activity shall be allowed, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood; this includes yard sales. Parties or gatherings which can be disturbing to other residents shall be considered a nuisance.

**Occupancy of a Unit:** Based on the Ordinances of New Hanover County, not more than three (3) unrelated individuals may reside within a unit. Individual bedrooms within units cannot be rented separately under any circumstances (i.e. no hotel style rentals or subletting.)

**Parking:** Parking is by permit only for owners, residents, guests and visitors. Each unit has been assigned two (2) assigned spaces. Residents are solely responsible for removing any unauthorized cars parked in their assigned space. As per the original Declaration Creating Unit Ownership (filed August 20, 1986 in Book 1340, Page 251 of the New Hanover County Register of Deeds), no boat, boat trailers, camper, or trucks (other than pick-up trucks) shall be permitted to remain on the property. Any inoperable, immobile or unlicensed vehicle is not permitted on the property without prior Board approval. No resident may repair any vehicles on assigned parking spots or on visitor spots. Minor vehicle repairs/maintenance can be made in the overflow gravel parking lot. No vehicles are allowed to park on any portion of the grass or in the street. Each unit will be provided two (2) Tara Court tags. These tags will be distributed in a different color every year. Any vehicle parked in the gravel lot in the back of the property **MUST** display this tag. If a vehicle does not have a tag, it is subject to towing at the owners expense by Earl's Towing. Towing is enforced and always at the owners expense. Please be aware the six (6) Visitor spaces have a 24 hour limit and are **not** meant for residents. Every resident should be aware of this and report any violators to Archway HOA Management, LLC. Archway HOA Management, LLC will follow the same protocol as above regarding towing a vehicle.

**Guests:** Guests are at all times the responsibility of the owner/occupant/resident being visited. Use of the common areas (including parking) is permitted with the understanding that the owner/occupant/resident assures the Rule and Regulations governing the Association are upheld by the guest(s).

**Landscaping:** No playing in the landscaping (includes climbing of trees or walking through, on, or behind bushes.) Damaging of landscaping will result in a fine and repair/replacement bills being placed on owner's account.

**Pets:** City Ordinance and Tara Court Rules require that ALL pets be kept on a leash at all times when outside. Rules also require that all owners clean up after their pets; feces may not be left behind. Anyone found not in compliance with this rule will be immediately fined under the current State Statue. All pets not having current tags will be removed by animal control. Owner shall accept full responsibility for damages done by pet and enforcement shall be according to Covenants. Tara Court HOA requires that dogs be registered with the HOA and "PooPrints". Dog owners are required to make an appointment to register their dogs within two (2) weeks of move in to submit a sample for "PooPrints" (DNA collection) and submit a pet registration form. Failure to register will result in fines.

**Trash:** All household trash MUST be placed in plastic bags with the tops tied and placed **inside** the dumpster for pickup. All boxes must be broken down and placed inside the dumpster. Trash bags are not to be placed on front porch, common area, or on top of cars for any length of time. USED FURNITURE, APPLIANCES, CONSTRUCTION MATERIALS MUST NOT BE PLACED IN OR NEXT TO THE DUMPSTERS. Please refer to signage located on the dumpsters as to non-allowable items. The area is under surveillance. Violators will be responsible for \$100.00 fine and any hauling fees.

**Cigarette Butts:** Please do not discard in any of the common areas. Otherwise clean up fees and violation fines will be added to your account.

**Grills and Tiki Torches:** Grilling on any front porch or within ten feet of the building is prohibited by NC State Law as well as the Association. If grilling on a front porch, the appropriate authorities should immediately be contacted, and a fine will be given for each day. Grills are allowed to be stored on patios in a healthy, well-kept manner. When finished using your grill, make certain that the fire has been completely put out and that the grill is stored in the rear patio area and in a safe place, out of reach from children and vandals. Damages resulting from use of Tiki torches will be billed to the unit owner.

**Patios and Porches:** Do not drape any items on top of or over the railing. Items stored outside the railing and in the common area are a violation and will be immediately removed without warning. There is to be no junk or debris stored on the back patio areas. If there is junk or debris and other unapproved items, the Association has the authority to have this cleaned out and to place the charges on the owner's account. Clothing, rugs, towels or other objects must not be hung or attached to any wall or railing or landscaping. Clotheslines may not be installed. All patios and porches must be kept in a neat and orderly fashion. Only approved items can be placed on front porches. Approved items included outdoor furniture, plants in decorative pots, and tasteful outdoor decorations. Items cannot be placed on shared sidewalks approaching front porches. There are to be no signs placed on the front porches. You will be fined immediately for this violation and for cost of clean up.

**Windows & Screens:** Windows shall have white blinds, curtains, or drapes only. All blinds and screens shall be kept installed and in good repair.

**Exterior Lights:** All light bulbs or other lights installed in any fixture located on the exterior of any unit shall be white bulbs only.



**Satellite Dishes:** Satellite Dishes may be installed on the property. Dishes may only be installed per the Satellite Dish Locations and Standards Map (see attached). Any alternate locations or mounting methods **MUST** be approved by the HOA. (Please use an Architectural Request Form.) All dishes and mounting equipment **MUST BE REMOVED** at time of sale and or move out. Any remaining equipment will be removed at the owner's expense.

**Holiday Decorations and Lighting:** All holiday lighting and decorations must be in the generally accepted norm of the holiday. Out of season decoration are not allowed. The lighting and decorations can go up no more than thirty (30) days before the Holiday and must come down within thirty (30) days following the Holiday.

**Plantings:** Anything planted in the common areas without permission from the Board of Directors are subject to removal.

**For Sale / For Rent Signs:** These are only allowed in the downstairs windows of units, not in the common areas and be no larger than 24" x 18" in size.

**Unit Exteriors:** No changes or additions may be made without approval from the Board of Directors. Recreational equipment, bikes, toys and garden hoses are to be stored out of sight at all times. Window unit air conditioners are not allowed.

**Damages:** An owner, tenant, or guest that causes any damages to the common areas, including landscaping, shall be held financially liable for the damages.

**Termite bond:** The termite bond is in place to protect the common area of all the units. If your unit is not inspected on the scheduled date you will need to reschedule and there will be a \$50.00 additional trip charge. If your unit is reported back to not have been inspected the Association will send a \$100 per week violation fee for each week your unit goes uninspected. Please know that you can be held responsible for any termite damage that is done to your unit and/or surrounding units if the inspection does not happen as scheduled.

**Bicycle/Scooter Riding:** Is not permitted on the road or between cars. If caught riding bikes or scooters on the road or between parked cars, that person will be responsible for any damages to the parked cars. There will be an immediate fine to the owner of the unit for violating this rule based on current State Statute. Bike/Scooter riding for transportation purposes to and from the community is approved.

**Skateboarding:** Skate boarding is not allowed on the property. There will be an immediate fine for this behavior based on current State Statute.

**Street Playing / Loitering:** There will be no playing or loitering in the streets, parking lots, or in the parking island at the front of the community. This includes sitting in or on cars, child play, ball of any kind or Frisbee. There will be an immediate fine for violating this. Note: there are play grounds throughout the county for these types of activities.

**Basketball Hoops:** Basketball Hoops are strictly not allowed on the Tara Court Property. There will be an immediate fine for violating this rule based upon current State Statute.

**Rules and Regulations:** Owners, residents, or agents must give a copy of the Rules and Regulations to their tenants and should make those Rules and Regulations part of any lease. Rules and Regulations apply to owners, tenants, and guests.

**Procedure for Violations of Rules and Regulations\*:**

Violators of any of the above rules and regulations should be reported to the Management Company, in writing, via letter or email. If the report is not in writing, no action will be taken. Management Company will notify the HOA Adjudicatory Panel of the violation. Violator will be notified, in writing, of the offense and hearing date. After a decision is made, violator will be notified of such, in writing, along with fines corresponding to the decision, if any. Fine Schedule is set out below.

1<sup>st</sup> violation: \$50.00 fine

2<sup>nd</sup> violation: \$75.00 fine

3<sup>rd</sup> violation: \$100.00 fine

**NOTE:** All trash violation fines are \$100.00 plus any separate hauling fees, if required.

Should the violator not pay the fine within five (5) days of notice, additional fines of \$100.00 each day will be enforced. {NCGS §47F-3-107.1}

**Original Declaration:** Declaration Creating Unit Ownership of Property Under The Provisions of Chapter 47A of the General Statutes Of The State of North Carolina Tara Court, Phase I-A dated July 17, 1986 and filed August 20, 1986 in Book 1340, Page 251 of the New Hanover County Register of Deeds are also incorporated herein to these Rules and Regulations.

*\*Please note that it is NOT the wish of the Tara Court HOA to fine owners or residents, but rather to gain compliance of the community guidelines. Thank you in advance for your cooperation.*

*THESE RULES AND REGULATIONS ADOPTED BY THE BOARD OF DIRECTORS FOR TARA COURT HOMEOWNERS ASSOCIATION THIS THE 30<sup>th</sup> DAY OF April, 2019.*