

SOUTH HARBOUR GOLF VILLAS, POA ADOPTED RULES AND REGULATIONS Effective August 1, 2019

Owners are responsible for the actions of their renters and guests!

Your Board of Directors has developed a set of Rules and Regulations per the Restrictive Covenants **Article XII; Section 1. Rules.** *The Board of Directors shall have the authority to adopt rules for the use of the Common Properties, exterior portion of the Lots and Living Units, and the conduct of members, their guests, invitees, tenants, and family members and shall furnish a written copy of said rules to the Owners. Any violation of such rules shall be punishable by fine and/or suspension of the voting rights and pool passes of the violating Owners. It is also the owner's responsibility to inform their tenant the rules and regulations for the Community.*

1. The Master Association Board has approved a uniform "For Sale" sign. The Golf Villas have agreed to allow this uniform sign even though the covenants do not allow any signs. The approved sign will be the **ONLY** sign acceptable to advertise your property and can only be placed in the mulched area. You may obtain the approved sign from **A Sign of Distinction** on Howe Street (910) 457-5303. There are **NO** "For Rent" signs allowed.
2. A-Discarded items should not be stored around the exterior of any building or in the area designated for the roll-out trash bins. Any discarded items that do not fit in the roll-out trash bin should be disposed of properly by the person discarding the item.
B-All Owner's/Renter's are required to keep garbage receptacles inside the garbage enclosures at all times. They may not be visible from the road. The only exception to this rule is during trash pick-up day; however, they must be placed back into the enclosures by the end of the day. The Board will be implementing fines to anyone, who fails to adhere to this policy; therefore, you must make prior arrangements if this is your second home or rental property.
3. **Dogs/Pets** should be on a leash and should be accompanied by their owners at all times while outside. A maximum of two pets are allowed. All pets are to be under 35 lbs with the exception that one of the two allowed pets may be up to 60 lbs. No exotic animals allowed. (**effective March 20, 2018**)
4. **Perennials or trees** cannot be introduced into any natural area or common area. Shrubs originally planted by the builder cannot be removed or transplanted. Any additional **perennial** plantings must be submitted and approved by the Board of Directors prior to installation.
5. **Seasonal or Annual no seasonal or annual plantings are permitted within the mulched areas in the front beds of the unit.**
6. **Planters Only one planter is permitted in the mulch area and then only with a seasonal plant, which must be removed at end of the season. Two hanging baskets attached to shepherd hooks are permitted in the mulch area.**
7. **Ornamentation Items** are allowed in the individual porch areas only. There is a maximum of two ornamentation items allowed and they may not be hung on the exterior of any building, including gutters. The Association is responsible for exterior maintenance and will not be responsible for damage due to ornamentation. Any damage done to siding as a result of nail holes is the responsibility of the homeowner.
8. **Statues Only one statue is permitted in the mulch area and the statue may not be more than seven inches tall.**

9. **Decorative banner flags** are allowed but must be no more than 15"w x 22"h and installed no more than 3' high. Only two allowed per unit.
10. **Parking** is restricted to driveways and designated areas only as governed by the South Harbour Village Master Association. No parking of any motorized vehicle on streets, grass or sidewalks
11. **Only porch furniture and one planter** are allowed in the front porch area. This can be either a) (1) bench, (2) chairs and a table or b) (3) small chairs and a table. (Items such as toys, baskets, kayaks, multiple planters, etc are not allowed at any time)
12. Do not stop crew members on-site to address any immediate maintenance concerns. The HOA – LRES must be contacted for the issues listed below:
Irrigation, landscaping, power washing, roofing, siding repairs and gutter cleaning

Enforcement Policy

The enforcement of these rules set forth in the Covenants and Restrictions and the Rules and Regulations adopted by the Golf Villas, POA are as follows:

- 1) A courtesy letter will be sent to the owner of the unit which is in violation of these rules allowing the owner **10** days to comply with the rules.
- 2) **After 10 days, if the owner is still not in compliance of the rules, a certified letter will be sent giving notice that a hearing will be held by the Board of Directors and stating the date, time and location of the hearing at which they may present evidence on their behalf.**
- 3) **After the hearing the Board of Directors will go into a closed session and make a decision. Board may impose fines, suspend privileges and/or remedy violation at the cost of the violating owner. The Management Company will promptly notify the owner of their decision.**
- 4) **If a fine is imposed, it will begin five (5) days after the decision that a violation has occurred. A lien will be placed on properties that do not pay fines in a timely manner.**
- 5) **If a violation is repeated three times within a 12 month period, a hearing notice will be sent and the hearing process will begin.**

- Highlighted items are changes made to the Rule and Regulation effective August, 1 2019.