

# RULES & REGULATIONS

## CROSSWINDS HOMEOWNERS ASSOCIATION, Inc.

EFFECTIVE MARCH 8, 2016

**This document contains excerpts from the Covenants, Bylaws and, in addition, are considered to be the Rules & Regulations. Owners are responsible for providing a copy of these rules to tenants, residents and guests and ensuring their compliance.**

**(1) ANIMALS:** No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats and 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 provided they do not become a nuisance to the community. Pet owners must immediately pick up any pet waste deposited by their pets in common areas. Pet waste must also be removed from private lots in a reasonable amount of time to avoid health hazards and foul odors.

**(2) ANTENNAS:** No outside radio or television antennas shall be erected on any lot or dwelling unit within the Properties unless and until permission for the same has been granted by the Board of Directors (BOD) of the Association or its Architectural Control Committee. Satellite dishes smaller than 39 inches in diameter are exempted from this rule. Owners are asked to install satellite dishes in the most inconspicuous location possible.

**(3) COMMON AREA:** No improvements or alterations to the common areas may be made nor may any personal items or trash or debris be placed on the common areas without prior BOD approval. Damages to the common area by any owner, tenant, resident or guest may result in violations and/or fines being assessed against the HOA account of the owner involved or whose tenants, residents, or guests are involved. The owner's account may also be assessed the cost for restoring damaged common area to its original condition. Any use of the common area deemed to be improper by the BOD, in its sole discretion, will result in violations or fines assessed against the account of the owner of the unit involved (or whose tenants, residents, or guests were involved).

**(4) GRILLS:** All barbeque grills and other similar items must be stored in the rear of the unit when not in use.

**(5) PARKING ON THE GRASS:** Parking on the grass on any lot or common area is prohibited.

**(6) BUILDING & SITE IMPROVEMENTS:** No dwelling, fence, wall or other structure shall be commenced, erected or maintained upon any lot in 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, colors, heights, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by the Architectural Control Committee. No dwelling shall be constructed closer than ten (10) feet to an adjoining property line unless a variance from such restriction is granted by the Association.

**(7) CONSTRUCTION COMPLETION & LANDSCAPING:** The exterior and landscaping of all houses and other structures must be completed within twelve (12) months after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the owner or builder, due to strikes, fires, national emergency or natural calamities.

**(8) GARBAGE-TRASH CONTAINERS:** Garbage containers may only be placed out (visible from the street) on "pickup days" or after 5pm on the evening before. At no other time may containers be left in such a manner as to be visible from the street. *(It is recommended they be stored either behind a fence, in the garage or screened by an approved (by Architectural Committee) fence or structure.)*

**(9) LIGHTING-EXTERIOR:** All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white or non-frost lights or bulbs.

**(10) MAILBOXES AND POSTS:** Are to be of a type as approved by the Architectural Committee. (All should be the same and kept maintained)

**(11) NUISANCES:** 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. It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt condition of buildings or grounds on such lot which would tend to substantially decrease the beauty of the neighborhood as a whole or the specific area.

**(12) PROPERTY USE:** All lots shall be used for residential purposes only.

**(13) SCREENING:** All service utilities, fuel tanks, clothes lines, wood piles and trash/garbage accumulations are to be enclosed within a fence, wall, or plant screen of a type and size approved by the Architectural Committee or hidden in some other manner so as to preclude the same from causing an unsightly view from any highway, street or way within the subdivision or from any other residence within the subdivision.

**(14) PODS:** PODs or similar container systems must have prior approval from the Home Owners Board via the Architectural Control Committee. Such storage units will be permitted for the minimum time necessary to pack or unpack as the case may be, the contents of the unit. In no event will any unit be permitted for an initial period of more than three weeks. Extensions will be available but must be approved prior to the permit expiration.

**(15) VEHICLES - RECREATIONAL:** No boat, motor boat, camper, trailer, motor or mobile home, or similar type vehicle, shall be permitted to remain on any lot at any time, unless by consent of the Association.

**(16) VEHICLES – JUNK & TRACTOR-TRAILERS:** No inoperable vehicle or vehicle without current registration and insurance, and no tractor-trailers or other van or pickup type truck or vehicle larger than a ¾ ton capacity pickup truck shall be permitted on the properties. The Association shall have the right to have all such vehicles towed away at the owner's expense.

**(17) SIGNS:** No signs of any kind other than professionally prepared "For Sale" signs or "Sold" signs containing no more than ten square feet, shall be permitted on any Lot or in the common area without the permission of the Board of Directors, except that a sign conforming to the New Hanover County Sign Ordinance may be displayed by Declarant on any unsold Lot so long as the Declarant owns any Lot in the Properties. (Note: 10 sq. feet) **Exception:** Political Campaign signs will be allowed ON YOUR LOT according to State laws , NOT ALLOWED on any common area, and not allowed more than 45 days before an election or 7 days after.

**(18) WATER & SEWER SERVICE:** All lot owners shall be required to use water and sewer supplied by the Companies servicing the Properties for all household uses; a separate water system for the purpose of watering lawns, gardens and other outdoor uses shall not be permitted without the consent of the Association.

**(19) WINDOW COVERINGS:** All drapes, curtains or other similar materials hung at windows, or in any manner as to be visible from the outside of any building erected upon any lot shall be of white or neutral background material.

**(20) PARKING IN THE STREET:** Parking on the street by residents of Crosswinds is prohibited. Parking on the street by guests and visitors is discouraged but the Association recognizes that some parking on the street by guests and visitors may be necessary (parties, dinners guests, etc).

**(21) CURB CLEANING:** All owners are required to clean up all debris (trash, pine straw and cones, leaves, grass and any other debris) along the curbs, storm drains and pavement edges adjacent to your lot whether or not said debris originated from your lot. This would include any streets running adjacent to your front, side or rear property lines.

**(22) YARD/GARAGE SALES:** Yard and garage sales are strictly prohibited except that residents may hold one yard or garage sale each year on the 3<sup>rd</sup> Saturday in April (rain date the following Saturday). Exceptions may be made for estate sales and moving sales at the discretion of the Board of Directors (BOD). Owners must request and receive permission in advance of any desired estate or moving sale.