



HIDDEN  
POINTE  
ON THE LAKE

## Rules, Regulations and Policies

Revised June 2010

Homeowners Association Management:  
COMMUNITY SOLUTIONS SOUTHEAST LLC  
2108 Capitol Drive Unit 102  
Wilmington, NC, 28405  
910-799-9779  
Fax 910-799-9981

# Hidden Pointe on the Lake Homeowners Association Rules, Regulations and Policies

*"To protect the value and desirability of your property  
and to create a safe environment for all"*

The following rules and regulations are based upon the Covenants, Conditions and Restrictions of Hidden Pointe on The Lake (HP), document #2003068767, filed with the register of deeds, New Hanover County, North Carolina and rules subsequently established by the Board of Directors (BOD). The by-laws grants the BOD the power to adopt and publish rules and regulations governing the use of the common areas and the personal conduct of the residents and guests, and to establish penalties for the infractions thereof.

Not all of the covenants in their entirety are listed here and the complete document as mentioned above shall be referred to.

## **General Provisions**

1. Homeowners are responsible for paying association dues on a quarterly basis. Late payment fees of \$20.00 will occur after the 15<sup>th</sup> day of the month in which they are due. If dues are not paid as a result of that notice, a second notice and fee of \$25.00 will be incurred. If there is no payment as a result of the second notice, a letter of intent to file a lien will be sent within seventy-five days.
2. A 25 mile per hour speed limit is required for all vehicles. Courtesy and right of way is required for all people on the roadway.
3. Trash cans shall not be placed at the curb before the evening prior to pick-up and returned by the end of the day of pickup, stored out of view from the front of your home.

6. "No open burning shall be permitted within Hidden Pointe. Acceptable burning devices are: Gas/charcoal grills and Chiminea type devices."

8. If you notice any streetlights that are nonfunctional, please call Progress Energy (800-452-2777) Have the number that is printed on the pole and the nearest house address for the dispatcher. Progress Energy works evenings, be available to assist them in entering the community.
8. Yard sales are not permitted.
9. All buildings, structures and their appurtenances shall be maintained in a suitable state of repair.
10. Clotheslines are not permitted on any lot.
11. PODS on property, one week maximum.

### **Animals**

1. No animals other than domesticated dogs, cats or other household pets may be kept or housed on any lot.
2. No animal may be kept for commercial purpose.
3. All exterior housing for pets must be approved.
4. When not housed, animals shall be on a leash at all times.
5. Walk your dog in the road, not allowing them to use other homeowners' property. Use common areas or your own property. **Pick up waste.**
6. Electric fence signs are permitted

**NOTE: Be aware that you are required to conform with the New Hanover County laws regarding animals, including but not limited to licensing, adequate shelter, barking and leash laws.**

### **Architectural**

1. All homeowner requests for any exterior changes or improvements to the house must receive prior approval of the Architectural Control Committee (ACC) and the BOD. Contact the ACC to obtain additional information if in doubt.

### **Commercial Trade**

1. No commercial trade or activity, or any noxious trade whatsoever shall be carried on in Hidden Pointe.

### **Fencing/Deck**

1. Fencing and deck criteria has been approved by the BOD. For information on installing either, contact a member of the BOD or ACC member.

### **Fine Schedule**

1 <sup>st</sup> violation	receives warning letter with 10 days to correct
2 <sup>nd</sup> violation	\$50.00 fine                      7 days to correct
3 <sup>rd</sup> violation	\$100.00 fine                     7 days to correct
4 <sup>th</sup> violation	\$100.00 per day                until corrected

### **Holiday Lighting and Decorations**

1. Exterior lighting and decorations are permitted 3 weeks prior and 3 weeks after the holiday. Must be appropriate to the holiday.

### **Lighting**

1. All light bulbs or other lights installed on the exterior of the building or on any lot for the purpose of illumination shall be clear, white or non frost lights or bulbs. Yellow bug lights are permitted on the side and rear of home.

### **Mailboxes**

1. All mailboxes shall be furnished by the Developer and are located at the

clubhouse.

### **Nuisances**

1. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which maybe or may become an annoyance or nuisance to the neighborhood.
2. It shall be the responsibility of each owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on the owners lot.
3. Nothing except grass shall be placed or permitted within any drainage system.

### **Parking and Vehicles**

1. Off street parking is provided for each lot.
  2. Parking on streets overnight by residents is prohibited. Guests may park on the street, temporarily, when insufficient driveway parking is available.
  3. Parking motorized vehicles, or any portion thereof, on lawns is prohibited.
  4. Parking is only allowed on the odd numbered side of the street.
  4. No inoperable vehicle or vehicle without a current registration and insurance will be permitted.
  5. No repairs to any vehicle may be made on streets or in driveways, but only in garages or other areas and not visible from the street.
  5. Unsightly junk cars and the like are prohibited.
  6. Due to noise concerns, safety, liability and property damage reasons, no motorized or gas (vehicles) including dirt bikes and all terrain vehicles (ATV'S) are permitted on the grounds of Hidden Pointe.
- 4
7. No boat, motor boat, camper, trailer, school bus, mobile home, truck rated over 1 ton, or other vehicle similar to any of the same shall be permitted on any lot, street or any parking space on or adjacent to any lot.

8. There shall not be placed on any lot any manufactured, modular or pre-fabricated home, trailer, mobile home, tent, shack, garage apartment, barn or other out building or any other such structure of a permanent or temporary character.

### **Recreational**

1. Swing sets or jungle gyms or similar children's apparatus shall be subject to the associations' approval, constructed only of wood and must be inside a fence.
2. No basketball, soccer goals or recreational apparatus is allowed.
3. Party canopies may be erected in your back yard for an outdoor function 3 days prior to and removed within 3 day after an event.

### **Service Utilities**

1. Service utilities, fuel tanks, and wood piles are to be enclosed within a wall or plant screen of a type approved by the Declarant, ACC or BOD 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.

### **Signs and Flags**

1. The display of a flag or flags shall be allowed so long as it does not materially diminish the value of adjoining lots and does not exceed two and one-half by four feet in size. (2  $\frac{1}{2}$  x 4) Flag poles are not permitted.
2. Exception: United States and North Carolina flags six foot by four foot (6'x4' ) Are permitted per NC Law.
3. No signs of any type or description shall be placed on or displayed on any residential lot or common elements (including signs "For Rent" or "For Sale") without approval of the BOD.

4. Property Protection and Electronic fence signs permitted. 1 sign upon the front yard and 1 sign upon the back yard are permitted no larger than 12" x 12".

### **Short Term Rentals**

1. Minimum rental is one year. All leases shall be in writing and must contain the statement outlined in ARTICLE IX, SECTION 21 (page 17) of the covenants.
2. Each owner is liable for their tenants.

### **Statuary**

1. No yard statuary is permitted on any lot.

### **Trash**

1. No lot area shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste except in sanitary containers. Such materials shall not be kept on any lot.

### **TV Satellite Dishes**

1. Dishes 18" or less in diameter are permitted when they can not be seen from the street.
2. The BOD must be notified before the installation of antennas and satellite dishes over 18" . FCC regulations shall be adhered to. Contact an ACC member for guidance.

### **Window Treatments**

1. Must be light and neutral in color and uniform in appearance from the exterior of the home.
2. Vertical blinds are not permitted on the front of the house.

### **Landscaping**

1. Dead bushes and trees must be removed.