

SOUTHPOINT TERRACE RULES AND REGULATIONS

Updated Dec 2016

1. No political signs are allowed on any Association Property within Southpoint Terrace. Residents may place political signs of 24" X 24" or less in their yards no more than 45 days before an election and must remove them no later than 7 days following an election. (NC PCA 47F-3-12|(2) pg. 18)
2. Living Units are for single family residential use only. Home businesses are allowed provided 1) the existence of the business is not detectible outside the home; 2) the business conforms with the zoning requirements; 3) it does not involve door to door solicitation in the neighborhood; 4) it doesn't create a nuisance, hazardous or offensive use, or is a threat to safety and security of others; 5) it doesn't generate and inordinate amount of vehicular or pedestrian traffic outside the home and none on common grounds. (COVENANTS RESTRICTONS AND EASEMENTS (CRE) ARTICLE II, pg. 23)
3. Leases are not allowed for less than 6 months without prior Board approval. All leases must contain language that "the Association has the right to terminate any lease if the tenant fails to observe any of the governing documents of the HOA. The owner is liable, with the tenant, for any property damage or personal injury cause by the negligence of the tenant". The owner must provide a copy of the lease to the HOA before the tenant moves in. (CRE pg. 30-31)
4. Garage sales may not be held more than once every 3 months and may not exceed 3 consecutive days (CRE pg. 24)
5. No loud noises, noxious odors, obnoxious or offensive activity or language is allowed in or around any home within the Southpoint Terrace property (CRE pg. 24)
6. The only items allowed around the exterior of the homes are: patio furniture and accessories. Personal property such as ladders, large tools, furniture made for inside the home, etc. must be kept in garages or storage sheds.
7. No trailers, campers, commercial vehicles, tractor trailers or boats/boat trailers may be parked on any street, lot, driveway, or association property in Southpoint Terrace. (CRE pg. 24)
8. No vehicles of any type abandoned, unregistered, or inoperative shall be stored or kept on any lot or driveway within the community. Or any street within the community or association property and no automobiles or mechanical equipment may be dismantled or allowed to accumulate on any lot or driveway.
9. Residents must keep their individual lawn policed of debris and may not dump trash in any portion of Southpoint Terrace. (CRE pg. 25)

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10. Trash cans and recycle bins can be placed outside after 5pm on the day before collection and must be removed on collection day. Trash cans and recycle bins must be kept in the garage at all other times. (CRE pg. 25)
11. No permanent structures such as garden sheds, storage sheds, out-building or play structure may be erected without Board approval. (CRE pg. 25)
12. No garage can be permanently enclosed or converted to a living space or storage space. Garage doors are to remain closed unless the resident is entering or leaving the garage. (CRE pg. 25)
13. Only common domesticated household pets may be kept in the home or yard.
14. Permitted pets shall be kept subject to and in accordance with such rules and regulations and shall be promulgated from time to time by the Board. Any pet that has been deemed to create an unreasonable nuisance or annoyance to other residents must be removed from Southpoint Terrace by order of the Board. Residents and homeowners are responsible for cleaning up any mess created by their pets. All pets must be leashed when outside of the owner's home. (CRE pg. 25)
15. No additions or alterations may be made to the exterior of a home without prior Board approval. (CRE pg.25) Conditionally, a "wood" patio cover based on the Architectural Guidelines may be added upon Board approval if the retractable awning like the Sun-setter is not acceptable to the homeowner, per the Board's suggestion. The patio cover must have a slant roof so as not to trap snow, rain or other elements, have gutters and down spouts installed at the time of the construction, the posts must be cemented in the ground, the roof shall have shingles similar to the ones on the roof of the house, and, it must be kept in good condition. It shall be the homeowner's responsibility to check with the city and to ensure the structure is within code and guidelines of the city ordinances before anything is added to the house.
16. No window, wall, or portable a/c units are allowed under any circumstances. (CRE pg.26)
17. No clotheslines allowed or outside clothes drying is permitted. (CRE pg. 26)
18. Satellite dishes must be 1 meter or less in diameter, must be located behind home in rear yard or rear roof, cannot be visible when looking at the house from the front and must be screened from street view. (CRE pg.26)

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19. No flagpoles may be erected in yards. Flag poles may not be erected from the homes without prior Board approval. (CRE pg. 26) The United States Flag or flag of the State of NC may be displayed only in accordance with or in a manner consistent with patriotic customs set forth in Title 4 United States Code Sections 5-10 and the North Carolina Planned Community Act 47F-3-121. No other flags may be displayed. (NCGS Section 47F-3-121)
20. No exterior oil or gas tanks are allowed.
21. For sale or lease signs, no larger than 18" X 24", may be displayed on the inside of the home windows or in front yard of home. No signs are allowed to be displayed on common property. This includes signs/advertising, looking for lost pets, or announcing businesses of any kind are not to be placed on mailboxes or in the common areas.(CRE pg. 26)
22. Windows may not be covered with newspaper, aluminum foil, sheets, or other temporary treatments, except during the first week of occupancy or when the windows are being repaired. (CRE pg. 26)
23. The retention ponds are off limits and may not be utilized in any way by the owners or residents. (CRE pg.26)
24. No swimming pools or hot tubs may be erected on the homeowners' property. (CRE pg. 27)
25. All fencing must be approved by the Architectural Review Committee prior to installation. They all must have one or two 5' access gates for landscaping, and utility personnel and must be 4ft. in height. No gate can be obstructed or locked. Approval of a fence is based on permitting access to yards at all times. (CRE pg. 27)
26. The retention ponds are off limits and may not be utilized in any way by the owners or residents. The natural areas, including the retention basins within the Southpoint Terrace may not be disturbed in any way by any resident or owner. No common area is to be used exclusively by any individual homeowner. Common areas are for the entire community. (CRE pg. 26 and 27)
27. Homeowners are responsible for watering all shrubs, trees and lawns with the boundaries of their property. If the Board of Directors, with input from the landscaping company determines that the lawn is not being watered sufficiently, they will provide a notice to the homeowner for correction within a specified amount of time. (Bylaws)
28. Parking for registered and licensed automobiles is not restricted unless it creates a safety hazard or nuisance to homeowners. Vehicles, however, may not be

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parked in such a manner as to block sidewalks or driveways of neighbors.
(Bylaws)

29. Vehicle maintenance may be completed within a resident's garage. No vehicle maintenance shall be performed on the streets or in the driveways of Southpoint Terrace. Cars may be washed in the owner's driveway. (Bylaws)
30. Residents are responsible for cleaning up after their pets and must not allow the animals to urinate or defecate in the yards of other homes in the community. Violations could result in the owner being charged for damage caused by the animals kept in their homes. (Bylaws)