

The Hammocks at Port Swansboro Rules and Regulations

July 1, 2023

The purpose of the Rules and Regulations for the Hammocks Homeowners Association is to promote and ensure the enjoyment and proper maintenance of all Association property for the exclusive benefit of all Association members and their authorized guests. Nothing contained in these Rules and Regulations shall be construed to contradict the Declarations of By-Laws of the Hammocks Homeowners Association.

In order to create a congenial and dignified residential atmosphere, the Board of Directors have adopted these Rules and Regulations for the Guidance of all Owners. Their families and their guests. If you are renting or the guest of an owner, then you are a guest of every owner at The Hammocks at Port Swansboro. It is felt that if all abide by the Rules and Regulations, no one's privileges will be infringed upon or denied.

Any questions, suggestions or complaints should be made to the Board of Directors, **through your owner's portal with IPS**. It is asked everyone follow this procedure so that your request may be handled in an orderly manner.

All lessees should be advised of and given a copy of the Rules and Regulations by the leasing owner or their agent. All leases will be for a minimum period of 180 days or 6 months. A signed statement by the lessee indicating they have "read, understood and will comply with the Association's Rules and Regulations" must be forwarded to and placed in the owner's files (please note address to mail signed copy to: The Board of Directors, 18 Schooner Drive, Swansboro, NC 28584.)

1. General:

Each homeowner is responsible for the proper conduct of members of their family and guests. Owners should be certain their guests understand and observe all Rules and Regulations. All renters should be advised flagrant and/or continued violations of these rules will constitute grounds for expulsion.

The responsibility for damage by tenants to common area properties and facilities of the Association rests with the unit owner, as do any and all fines levied upon tenants for non-compliance of Rules and Regulations. It is the unit owner's responsibility to see that his/her tenants obey all Rules and Regulations.

2. Security:

Security is the responsibility of each one of us. Owners are requested to notify the Swansboro Police department (910-326-5151) of any suspicious and/or unusual activities in the Association area.

3. Noise:

For the consideration of all persons residing within the Hammocks community, no noise, no loud, abusive, boisterous or excessive noise or conduct will be permitted from any Owner / lessee, or his/her invitees/guests. Loud noises from televisions, stereo equipment, and musical instruments should be always kept to a minimum. Quiet hours are 10pm to 8am.

4. Children:

Reasonable supervision of children by a responsible adult must be always exercised when children are playing on the grounds or swimming in the pool. (Playing in the parking areas or roads is not allowed)

5. Pets:

- a) All animals are the sole responsibility of their owners.
- b) No Dogs will be permitted in any public portion of the community unless on a leash.
- c) Pets are not allowed in the clubhouse, pool or pool area.
- d) Pet owners are responsible for removing animal feces from common areas and all lots.
- e) Pets are not allowed to roam freely anywhere in the Hammocks community.
- f) The owners of pets shall indemnify the Association and hold it harmless against any loss or liability of any kind growing out of having any animal in the townhouse.
- g) Pets must not be left unattended outside on the patio/deck when owners are away.
- h) All visiting pets shall comply with these rules while on the premises.

6. Facilities-Clubhouse, Swimming Pool and Pool Deck:

See also separate addenda regarding Hammocks Facilities Rules and Regulations.
(Pool Rules 2023)

7. Reservations:

Reservations and a deposit are required when having a private event of more than 6 people at the Hammocks Facilities (Club House only).

- a) A refundable security deposit of \$100.00 is required and may be retained by the Association as partial payment of any expense for cleaning, damage and /or loss to the Association property. If the deposit is not sufficient to cover the fair value of such cleaning and property, then the homeowner will be responsible to reimburse the Association for any additional expense as determined by the Board.
- b) An inspection will be required by a board member after the event.

- c) If a private event is held without a reservation, it will be a violation of the Rules and Regulations. The homeowner may be billed for the full amount of a security deposit (\$100.00).
- d) The reservation and Alcohol release forms must be filled out and approved by the HOA Board at least one week prior to the event date.

8. Trash:

All residents are expected to share in the responsibility for maintaining clean grounds throughout the common areas.

Dumpsters are for the private use of residents only.

All garbage shall be bagged, tied and placed in the dumpster.

The enclosed Dumpster fence doors are to be securely closed at all times.

Trash pick-up is Tuesdays and Fridays

If your trash does not fit in the dumpster, do not leave it outside of the dumpster.

9. Balconies:

- a) Articles of clothing, linens, towels, etc. shall not be hung from the front balcony railings or windowsills.
- b) Nothing should be hanging from or mounted to the front porch without approval from the HOA .
- c) Deck furniture, flowers, planters and, welcome signs, are the only approved items for the front decks. Flags may be flown on the lower level only.
- d) Front porches should not be used to store any items (i.e. Bikes, canoes, kayaks, toys or other items). Keep porches uncluttered.
- e) Cooking, grilling, and candles on front balconies is strictly prohibited.
- f) Do not throw cigars, cigarettes or any other objects from the balconies. (Please use noncombustible containers for ash disposal when smoking on balconies to prevent any fire hazard)
- g) If sealing decks: Front deck approved color stain is Valspar Transparent, Semi-transparent or Solid Cedar Natural Tone or clear sealant. Owners may choose any color for the back deck.

10. Exterior Appearance:

- a) To maintain a uniform appearance of the front exterior of the buildings, no awning or projections shall be attached to the outside walls or to the balconies. This includes any type of screen or umbrella.
- b) There shall be no exterior antennae of any kind, unless approved by the HOA. Board Regulations will guide all decisions.
- c) Approved storm doors are Full glass / full screen with white frame and brushed nickel hardware or a Pella full view retractable screen door with white frame and brushed nickel hardware.
- d) All shutters, Siding, Roofing, and exterior light fixtures must be of uniform color and style in each block of townhomes. Front entry doors may have a glass insert no greater than 25% of the door. Front doors should be of uniform color in each block of homes OR white. All railings and gutters must be painted white. Downspouts must be connected to the underground stormwater collection system.

- e) All lattice work is either pressure treated wood or weathered wood color or white PVC in all townhomes in the community.
- f) All grass and shrubbery are cut and pruned by the HOA, on a yearly schedule. Owners can plant their choice of shrubbery in their front beds. Care, pruning, mulching and watering of flowers and shrubbery around townhouses is the owner's responsibility. Only **RED** color mulch is allowed in all landscaped beds. Common areas will be maintained by the HOA.

11. Fences:

No fence may be erected until plans and specifications have been submitted and approved in writing by the HOA Board. Any fencing behind your townhome, will be your responsibility to maintain and insure. Your fence will impact the HOA's ability to service your lawn.

12. Parking:

- a) The streets within the Hammocks are considered to be fire lanes, and must be kept clear at all times for emergency vehicles. Parking in fire lanes is not permitted at any time. Unattended vehicles parking in fire lanes are subject to citations, fines and/or immediate towing at the owner's expense.
- b) As Noted in our Declarations: No boats, trailers, campers, motorhomes commercial trucks or tractors shall be parked on the property by any Lot owner, its family members, tenants.
- c) Parking a vehicle that takes up more than two (2) allocated spaces is strictly prohibited. Violators will be towed at owner's expense.
- d) Visitors shall not park in any way that would block or hamper access to other owners' parking area.
- e) Owners and renters are allowed to park in the 2 designated parking areas in front of the unit being occupied. All other spaces are OVERFLOW parking.
- f) Due to safety and liability issues, non-motorized vehicles are not allowed to be used within the community's roads and sidewalks.
- g) Washing of vehicles in your assigned spaces is permissible.

13. Responsibility for Damage:

- a) Homeowners and their tenants will be liable for all damages to the building and/or common grounds caused by; receiving deliveries and or moving articles to and from their homes. . Any damage as a result of such actions will be billed to the responsible homeowner.

14. Business:

The Hammocks property, common areas, facilities may not be used for business or commercial use. (Any event that collects money for profit i.e. Tupperware, Jewelry, Pampered Chef, Glamor Nails)

15. Hazards:

- a) No owner shall use or permit to be brought into the dwelling any flammable oils or fluids such as gasoline, kerosene, or other explosives or articles deemed explosive or extra hazardous to life, limb or property.
- b) The discharge of fireworks and/or any other type of noisemaker or explosive device is expressly prohibited on any part of the Hammocks property.

16. Violations/Fines/ Remedy for violations:

It should be noted Homeowners are ultimately responsible for the violations incurred by their tenants and guests. For violations, the procedure is as follows:

- a) The Associations Board of Directors Secretary will send written notice of a violation to the Homeowner/Tenant via certified mail.
- b) Owners will receive at least ten (10) days' notice of any meeting at which a decision is to be made regarding the imposition of penalties for their alleged subsequent violation(s).
- c) Penalties may include suspension of privileges and fines. Fines are limited to \$75 per violation per day.
- d) The accused owner shall have the right to appear at the meeting and defend him or herself,
- e) If the owner's response, in writing or email, is received before the hearing, the Board shall consider the letter at the hearing before deciding.
- f) The lack of attendance or correspondence at the hearing will constitute a waiver of all rights in that specific matter and all action taken in the Owners absence will stand as though the owner was in attendance.
- g) All Board decisions are final and binding.

17. Rule Change:

The Board of Directors reserves the right to change or revoke existing Rules and Regulations and to make sure additional Rules and Regulations from time to time, as in their opinion, shall be necessary or desirable for the safety and protection of the Association property and its occupants, and to promote cleanliness and good order of the property and to assure the comfort and convenience of members.

