

KENTWOOD VILLAGE HOMEOWNERS' ASSOCIATION RULES & REGULATIONS

OCTOBER 12, 2023

In accordance with Kentwood Village Covenants, Bylaws and Rules and Regulations (ARTICLE 11), the Board of Directors has developed these **Homeowners Association Rules & Regulations** to simplify and clarify the information contained in our governing documents. The Board expects that everyone will honor the Covenants and Bylaws by following these Rules & Regulations which are meant to preserve, enhance, and protect the property values of the Kentwood Village community. The Rules and Regulations may be revised periodically as the need arises.

RESIDENTIAL PURPOSES. All units shall be used for residential purposes only.

RESTRICTED ACTIVITIES. Business, trade or commercial activities are not permitted except if (a) the existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the Unit, (b) the activity does not involve regular visitation of the Unit by clients, customers, employees, agents, suppliers, delivery services, or other business entities; (c) the activity is consistent with the residential character of the neighborhood and does not create a nuisance, hazardous or offensive use, or threaten the security or safety of other residents, as determined at the sole discretion of the Board.

No activity can be conducted in any home or in the Common Area which will increase the rate of Kentwood Village's residential use insurance, nor which will cause the cancellation of insurance on any portion of the property.

No activities are permitted that materially disturb or destroy the vegetation, wildlife, water or air quality; which use excessive amounts of water; or which result in unreasonable levels of sound or light pollution.

RENTALS. Owners may rent their homes for a term of no less than twelve months, except with the prior written consent of the Kentwood Village Board of Directors. All leases must be in writing and must be provided to the Kentwood Village property manager by the owner within ten days of execution of the lease. The owner must provide current copies of the Kentwood Village covenants, Bylaws, any supplemental Rules and Use Guidelines to the lessee. Owners are responsible for their renter's compliance.

NUISANCES, OFFENSIVE & ILLEGAL ACTIVITIES. Any activities that are annoying, disruptive or harmful to the peaceful nature of our community are prohibited including noise disturbances heard on adjoining or neighboring properties. The City of Wilmington Noise Ordinances (Section 6-28) are in effect 24/7 and they will be strictly enforced. Owners are responsible for compliance by guests or tenants.

EXTERNAL MAINTENANCE OF PROPERTIES. It is the responsibility of each owner to keep the exterior of their house clean and repaired. The Kentwood Village HOA Architectural Review Committee will conduct quarterly inspections and notify owners of issues needing attention. The HOA has the authority to levy fines for non-compliance and the HOA may correct the violations at the owner's expense.

PARKING AND ROAD USE. Boats, mobile homes, or similar type vehicles, or vehicles in excess of a 3/4-ton load capacity, can be parked temporarily within the neighborhood, for a period of time not to exceed 48 hours.

MOTORIZED VEHICLES. Motorized vehicles, including motorbikes, minibikes, golf carts, or similar types of vehicle should only be operated by licensed drivers aged 16 and older. Motorized bikes must follow existing laws: vehicle registration is required; drivers must be aged 16 and older and must wear a helmet. (Excludes street legal/licensed automobiles and motorcycles.) Motorized vehicles cannot be ridden on the walking path through the wooded area.

INOPERABLE & JUNK VEHICLES. No inoperable vehicle or vehicle without current registration and insurance can be kept in the neighborhood. The HOA has the right to have vehicles in violation of any parking regulation towed without notice at the owner's expense.

GARDEN BED GROUND COVER. The HOA provides pine straw ground cover for all homes. Owners may use pine straw, bark mulch or other natural ground cover. However, if owners choose to use ground cover other than that which the HOA provides, they are responsible for the installation cost and maintenance of the ground cover and garden bed, and it must not hinder the lawn maintenance by the landscapers. There will be no reduction on their HOA fee if they do not use HOA provided groundcover.

STORAGE OF PERSONAL PROPERTY. All bicycles, toys, grills and other similar objects must be stored in the garage or within fenced areas of houses when not in use, so they are not visible by the owners of other Units or from the street. No PODs or dumpsters can be parked on a lot without prior written approval of the HOA Architectural Review Committee, and for no longer than 7 days.

TRASH AND RECYCLING CONTAINERS. Trash bins and recycling containers may be placed in front of residences after 5 p.m. on the day before trash pick-up and should be removed as soon as possible after pickup. At all other times, the trash bins and recycling containers must be stored in a garage, inside the fence or screened from view from streets and neighboring properties by an enclosure, fence, or natural landscape materials, to be approved by the Architectural Review Committee.

FUEL TANKS. Fuel tanks or similar storage receptacles must be placed inside the fence and not be visible from the street.

LAWN ORNAMENTS. No outdoor statuary, flags or other decorative objects may be placed on owners' lawns or in garden beds without the written approval of the HOA Architectural Review Committee. American Flags no larger than 3 X 5 feet may be flown on a pole no longer than 5'6" in a holder attached to the house, or in an approved location which can be reached by hand from the ground.

HOLIDAY DECORATIONS. All holiday decorations and lighting must be in good taste and in keeping with the esthetics of the neighborhood. Holiday lighting and decorations can go up no more than 30 days before the holiday and must come down within 14 days following the holiday.

ANIMALS. No animals other than dogs, cats, or other domesticated household pets can be housed or kept on any lot. All animals must be on leashes when leaving the homeowner's private property in accordance with New Hanover County "Leash Laws." Pet droppings must be picked up and disposed of appropriately as required by New Hanover County and City of Wilmington regulations. Do not place dropping bags in neighbors' garbage bins or in wooded areas. Do not allow your pet to urinate or leave droppings in another resident's yard. You must keep your yard free of dog waste to alleviate odors and unsanitary conditions. No animals can be raised, bred, or kept for any commercial purpose.

PLAYGROUND EQUIPMENT. Swing sets and other similar playground equipment can be kept inside fenced yards and must not be visible across the height of the fence. Athletic goals and backstops must be kept inside fenced yards and cannot be installed permanently. Skateboard ramps are not allowed.

TEMPORARY AND PERMANENT STRUCTURES. No structure, shed, trailer, tent or any other outbuilding can be placed on any lot either temporarily or permanently. No outdoor poles, clotheslines or similar clothes drying equipment can be erected. Any exterior storage or utility units must be within owners' fenced area and not be visible from the street. No outside antennas or satellite dishes shall be erected on any owner's lot or house without approval by the HOA Architectural Review Committee. The design and location of the dish shall be approved by the Architectural Review Committee.

OUTSIDE BURNING. Outside burning of trash or debris is not permitted.

HUNTING AND FISHING No hunting or discharge of firearms is permitted (Wilmington Municipal Code 6.1.). No fishing is permitted in the retention pond to enable fish and other marine life to flourish and help maintain the health of the pond water.

SUBSTANTIVE CHANGES. Owners who wish to make substantive changes to their dwelling or property must submit a request to the HOA Board Of Directors for approval and should include necessary supporting information describing the requested change.

COMMON AREAS. Common Areas shall be used only for the purposes for which they are intended: the beautification and enjoyment of neighborhood residents. The Kentwood Village Walking Trail is for walking only. Motorized vehicles are not permitted. Destruction of vegetation or cutting down of trees is not permitted.

REPAIR OR REMOVAL OF DAMAGED BUILDINGS. Any dwelling that is totally or partially destroyed by fire or other casualty must be either rebuilt or torn down. The dwelling or property must be restored to a more favorable condition with reasonable promptness. All debris must be removed within 3 months. If a replacement dwelling is to be constructed, it must be approved by the Architectural Review Committee.

PROPERTY DAMAGE Owners are responsible for any damage to Common Areas or property of other owners within the neighborhood. Owners are liable for any damage caused by tenants, guests or invitees. The HOA has the authority to assess any Owner for such damages.

Thank you for complying with these Rules and Regulations and helping to keep Kentwood Village . operating well, looking its best, and remaining an enjoyable place for all residents.

The Kentwood Village HOA Board of Directors

Any violation of the Rules and Regulations shall subject the Owner to Fines.

Violation and Fine Schedule for Non-Compliance

First – Notification (7 days)

Second – Violation (7 days)

Third – Hearing with potential \$50 fine

Fourth - \$100 fine

Fifth - \$100 per day until compliance

Unit owners are guaranteed an appeals process under the laws governing Homeowners Associations. The Board of Directors will conduct hearings upon written request. Only unit owners and representatives with an executed Power of Attorney may challenge or address citations and/or fines. The citation letter will indicate the hearing date. Once the Board imposes a fine, the Board will not reconsider the citation.

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