

Carolina Sands Homeowners Association Highlights of Restrictions & Rules

JANUARY 2007

NOTICE: THESE ARE ONLY *HIGHLIGHTS* OF LEGAL RESTRICTIONS THAT ALL CAROLINA SANDS OWNERS ARE LEGALLY BOUND TO COMPLY WITH BY VIRTUE OF THEIR OWNERSHIP IN THIS COMMUNITY. SEE COMPLETE SET OF RESTRICTIONS FOR DETAILS.

THE BOARD OF DIRECTORS PROVIDES THIS SUMMARY FOR NEW & EXISTING RESIDENTS AND RENTERS FOR YOUR CONVENIENCE.

1. Lots must be used for residential purposes only.
2. No "for rent" signs allowed.
3. No modular homes allowed.
4. No fences exceeding 6 feet high may be erected on a private lot.
5. The architecture committee and CSHA Board of Directors must approve all construction plans in advance, including any proposed modifications of current property.
6. No animals except household pets allowed. **No animals shall be allowed to roam freely off Owner's property.** All New Hanover County animal control laws apply. Each Owner is responsible for removal of pet feces off their lot and others.
7. No rentals allowed for a period of less than 60 consecutive days.
8. No fuel or gas tanks may be visible from the street.
9. Owners and renters are to provide garbage cans to be kept screened from street view except on garbage day, currently Tuesdays in Carolina Sands.
10. Each Owner shall keep rubbish and unsightly waste cleared from their property or it may be hauled away at owner's expense after 30 days written notice from the Board of Directors.
11. Required building setbacks are 10'-0" from the rear, 7 1/2' on sides and 25'-0" from front. See complete restrictions prior to construction of new dwellings.
12. Every Owner shall pay current homeowner dues, \$250.00 per year or such other amount as the Board determines is necessary for the fiscal health of this community. **POOL KEYS ISSUED TO THOSE WHO ARE PAID IN FULL.**
13. Posted pool rules are to be followed by all Owners and their guests. Please shower before entering the pool. It helps to keep it clean for *everyone's* enjoyment.
14. This is not in the bylaws, **but is part of public law:** Please follow posted speed limits and obey stop signs for our children's safety, and **do not park on the street.**

SIMPLE CONSIDERATION

Please be considerate of sleeping neighbors. If your dog barks when let out in early morning hours OR after approximately 9:00pm, please bring it inside. If it needs to go out in the middle of the night, accompany it if it is subject to loud barking.

Thank you in advance for your compliance with these rules!

Carolina Sands Board of Directors