

**THE RESERVE HOMEOWNERS ASSOCIATION**  
**RULES, REGULATIONS AND GUIDELINES**  
**March, 2013**

The Board of Directors and Architectural Committee believe in maintaining a proud-to-live-in residential community. Our goal is to preserve, maintain and improve our community in order to achieve the highest possible quality of life. Homeowners and Tenants (renters) have chosen to live in a multi-family community instead of a single family residence and, therefore, must agree to live by the Covenants and Rules of The Reserve. The Architectural Committee has assembled the following Rules & Regulations and asks all owners and tenants to adhere to these regulations.

**Basketball Goals/Play Structures**

Permanent Basketball goals or large immovable play structures are not permitted. Please put large play equipment away when not in use.

**Exterior Appearance**

No one, without the approval of the Architectural Control Committee, may alter or install any item on the exterior of a unit or lot as per the Covenants. No one may alter, modify or install any fixtures, decorative items, or in any way change the exterior appearance of his unit without the written approval of the Architectural Committee. Owners may replace existing landscaping with same/similar plantings that conform to types of plantings already in the Reserve.

**Driveway/Walkways**

All driveways may not be expanded and must be kept clean of debris, oil, rust and other stains. Driveways must remain the original color at time of initial installation & cannot be modified to include any type of design effect. No additional paved walkways will be permitted within Homeowners yards.

**Windows**

In no event shall the interior or exterior of any windows or other area of a Homeowners property be covered with reflective material such as foil, paper, bed sheets or other temporary coverings - dark tinting or solar shades are not permitted.

**Window Treatments**

To maintain a uniform appearance of the exterior of the front of the buildings, the preferred blinds should be white horizontal blinds or white plantation shutters- no colored blinds, shades or shutters are permissible. The inside or outside of the windows shall not be altered in any way.

### **Awnings**

Retractable awnings are permitted over the rear decks and/or patios at the owners expense, but must be uniform, and, therefore, purchased from the same manufacturer and be the same make, model and color. No awning may be installed without first being requested in writing and approved by the Architectural Control Committee. Homeowners are responsible for maintenance, replacement and repair of said awnings and repair to any siding resulting from awning damage.

### **Irrigation**

Irrigation systems are permitted to be installed at the owners' expense and all maintenance, replacement and repair shall be at the owners' expense. Irrigation system plans must be approved by the Architectural Committee before installation.

### **Hurricane Shutters**

No hurricane shutter system may be installed without first being requested in writing and approved by the Architectural Control Committee.

### **Chimereas and Grills**

Chimereas & similar portable heat sources with open flames are prohibited. Gas and charcoal grills are acceptable if used in a safe manner and away from structures and other combustible materials.

### **Satellite Dishes**

Satellite dish installations must be approved in writing by the Architectural Committee.

### **Signs and Flags**

No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent. Please make sure that any flying flags do not interfere or cause nuisance to your neighbor.

### **Fences**

No fence (including a "living fence") or projection from a structure (whether of a temporary or permanent nature and whether or not such structure shall be affixed to the ground) shall be erected, maintained or improved without the prior written approval of the Architectural Control Committee as per the covenants.

## **Structures**

No clotheslines, sheds or other structures may be built on a Homeowner's property.

## **Garbage Cans**

Garbage pick-up day is Friday. Please keep all garbage cans in your garage, unless out for pick-up. Garbage cans can be put out the night before garbage pick-up and returned to the garage as soon as possible. If you will be out of town, please arrange with a neighbor to have your garbage can put back in the garage.

## **Bicycles**

All bicycles, skate boards, scooters, or similar vehicles/toys should only be ridden in the Homeowners' driveway or in the street. Please refrain from taking these vehicles into neighbors' yards.

## **Vehicles**

The parking of commercial vans/vehicles, boats, trailers, motor homes, and inoperable vehicles on an ongoing basis is not permitted. We can understand an occasional need, but just that, occasional, unavoidable and limited to 48 hours. Boats, trailers, personal watercraft are never permitted. Motorcycles are to be parked inside garages.

## **Parking**

We have very limited parking so please be considerate and do not park in front of a neighbor's driveway. Owners should park either in the garage or on the apron of their driveways.

**Use of a Unit** – Units are for residential use only as per the Covenants. No short term or group rentals are allowed. Please be considerate of your neighbors. Loud noises from televisions, stereos, parties, etc, should be kept at a minimum at all times. Please also be considerate of your neighbors with outside lighting.

## **Pets**

Pets should be of the domesticated variety. Pets should be walked on a leash, and dog owners **MUST** clean up after their dogs. Proper clean up means complete removal of deposits, bagging and their disposal. Pet deposits are never to be thrown into shrubbery or the woods. Never feed your animal or leave uneaten pet food outside.

### **Porch Enclosure Guidelines**

Enclosures should be constructed in a manner of workmanship equal to, or higher, to the construction of existing units and that owners must get a Building Permit so that the Board knows that the construction meets the current building codes, especially the electrical code. The enclosure needs to be esthetically pleasing and conform to the architecture already present, siding included. **The enclosure must be approved by the Architectural Committee.** As far as types of enclosures, some have chosen porches as 107B (Precht) and 104B ( Schriever) and some have chosen to enclose the porches into rooms as 105A, 107A and 103A.

### **Pest Spraying:**

Pest Spraying is done every fourth Friday morning.

### **Annual Termite Inspection:**

Our annual Termite Inspection is in January of each year. You will be notified of the date of the inspection.

### **Recycling:**

The Reserve does not have weekly recycling pick-up. Recycled items can be taken to the Carteret County Recycling Centers on Vashti Drive near West Carteret High School or to the facility on Hibbs Road. Waste Industries will continue to pick up **trash** on Friday mornings, but not recycling (plastic, glass, aluminum cans and newspapers, etc.)

### **Dues:**

Dues are made payable to the Reserve HOA and are to be mailed to McGladrey and Pullen, PO Box 535, Morehead City, NC 28557, Attention: The Reserve. Dues are \$175.00/month. Dues to Brandywine HOA are due May 1 of each year and are \$300.00/year.

**The Architectural Control Committee reserves the right to change, or add, to any of the above existing rules and regulations.**