

Pelican Reef Homeowners Association, Inc.

Rules and Regulations

Adopted April 18, 2007

Dear Property Owners,

The following are highlights from our Restrictive Covenants. Each and every property owner is required to comply with them as a matter of law as well as to be respectful of your Neighbors and the Community. These items are not intended as a burden but rather to protect the integrity of the Community and the value of our property.

1. All lots shall be used for residential purposes only. "No Trailer, truck, van, mobile home, doublewide mobile home, tent, camper, barn, garage or other outbuilding or temporary structure parked or erected on lots in this subdivision shall at any time be used as a residence...."
(Page 8, #12)
2. Summary: All construction, exterior alterations to any building or structure or grade of any lot, additions, repairs and upgrades must be approved in writing, prior to beginning the project, by the Architectural Review Committee (PRARC). (Page 4, #2)
3. "Except within the building site or within twelve (12) feet of the main dwelling, no trees of any kind (other than pine trees) in excess of six (6) inches in diameter at the ground level may be removed from any lot without the prior approval of the Committee." (See Pine Trees) The Association does have the ability to fine owners \$100.00 per tree removed without the prior written permission of PRARC. (Page 5, #4)
4. "There shall be no signs, fencing or parking permitted within in the road right-of-way." (Other than Traffic Control Signs & Mailboxes). (Page 7, #8)
5. "No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood."(Page 8, #15)
6. "No animals or poultry of any kind may be kept or maintained on any of said lots, except a reasonable number of dogs, cats and birds that are kept on the owner's property." No animals are allowed to roam the community away from the owner's private property. (Page 8, #15)
Pender County Code Sec. 3-6. At large: "It shall be unlawful for any owner or keeper of a dog or cat to allow it to run at large in the county.

Hunting dogs shall be exempt from the provisions of this section, while engaged in hunting, as long as they are under the supervision of the owner or keeper.” (Ord. of 12-15-97)

7. “The throwing or dumping of trash, garbage or waste materials shall not be permitted.” (Page 8, #15 – on Page 9)
8. “No clearing, filling or disturbing of wetlands in violation of the governmental regulations shall be permitted.” (Page 8, #15 – on Page 9)
9. “... proposed alterations to the grade, elevation or physical characteristics of the site)...” shall be approved by the PRARC. (Page 4, #2)
10. “It shall be the responsibility of each lot owner to prevent any unclean, unsightly or unkempt condition of buildings or ground on such lot. No portion or part of any lot shall be used for or maintained as a dumping ground for rubbish or other refuse.” (Page 9, #17)
11. All trash and waste is to be kept in a trash container that is screened from view from all roads, all other lots and from the Common Property. (Page 9, #17)
12. “No firearms may be discharges within the subdivision.” (Page 11, #20)
13. “No outside clotheslines shall be permitted.” (Page 12, #23)
14. Satellite dishes may be erected in accordance with applicable Federal and State law and must be approved, in writing, by PRARC prior to installation. (Page 12, #23)
15. “Mailboxes shall be of a design, color and choice of materials” as previously established. There are to be no separate newspaper boxes. Mailboxes may be purchased from: Harris Kern at 910/270-3505. (Page 12, #23)
16. “There shall be no junk automobiles, junk of any sort, unserviceable vehicles or salvage stored or placed or allowed to remain on or in any portion of the subdivision.” All vehicle repairs must be made in the enclosed garage. (Page 12, #24)
17. All boats and trailers over Twenty-Eight feet (28’) must be located within an enclosed garage or have Committee approval to be kept on a lot; all boats and trailers under Twenty-Eight feet (28’) must be stored behind the building set back lines. (Page 12, #24)
18. No signage (other than Political Signs as allowed by NC Law) shall be erected on any lot without the prior approval of either the BOD or PRARC. (Page 12, #25) The following signs have been pre-approved by the BOD and PRARC: Invisible Fence Signs (no larger than 12”x12”), A “For Sale” flyer box approximately 12”x12”and a “Small” (12”x12” or less) sign indicating that the property is protected by an Alarm System.
19. “No dwelling unit on any lot shall be leased for transient or hotel purposes, nor may any owner lease less than the entire building unit, nor shall any lease be for any period less than ninety (90) days.” All

leases shall be subject, in all respects, to the provisions of these Restrictions and the By-Laws. (Page13, #26)

In addition, your Board of Directors, in accordance with the power conveyed upon it by the By-Laws (Article II, Section 6), hereby establishes the following Rules and Regulations.

Common Areas (Including but not limited to all roads in Pelican Reef)

- The speed limit on all Pelican Reef Roads is hereby set at 25 MPH and it will be enforced to the best of our ability. Property Owners and visitors are expected to obey this speed limit at all times. THIS IS A SAFETY ISSUE INTENDED TO PROTECT EVERYONE. Owner violators will be subject to a \$50 fine for each offense and Visitor violators may be subject to removal from the Community.
- Stop signs have and will be posted in locations selected by the BOD considering input from the Community. Stop signs will be enforced in the same manner as speeding.
- All operators of Motor Vehicles (Gas, Electric or Other) within Pelican Reef shall be 16 years of age or older, those under 16 years of age shall be accompanied by an adult and/or possess a valid learner's permit or license. Please refer to NC House Bill 189, which took effect December 1, 2005 for the Safe Operation of ATVs. Copies are available from the BOD.
- Parking within the Right-of-Way of all Pelican Reef Roads is Prohibited by the Restrictive Covenants. Parking within the Right-of-Way causes damage to the edge of the road surface as well as to the roadside drainage swales. Violators will be subject to a \$50.00 fine for each offense and your vehicle may be towed off site (at your expense). The BOD may grant short term exceptions upon written request and assumption of responsibility. Construction vehicles, not making deliveries, shall not be parked in the Right-of-Way.

Hearings and/or Fines will be administered in accordance with NC Statute 47F, as amended, by an Adjudicatory Panel to be selected by the BOD or the BOD if an Adjudicatory Panel has not been established.

Meeting Rules: All Regular meetings of the Board of Directors will be open to observers. Once the "Open Forum" portion of the meeting has been closed, observers are welcomed to stay and observe only, there will be no further participation from observers unless the Board so requests. This Rule is in accordance with the Pelican Reef By-Laws and North Carolina State General Statutes Chapter 55A, neither of which requires membership notice or attendance for Board of Director meetings.

Architectural Review Procedures & Guidelines: Please see attached

Clubhouse Rules: Please see attached

Pool Rules: Please see attached

Fitness Center Rules: Please see attached

Boat Corral Rules: Coming soon

Residents of all ages must abide by the Association's Rules & Regulations for the safety and enjoyment of all. Parents and guardians should familiarize all members of the household with these rules & regulations and ensure that they abide by them.

June 16, 2008