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CAMDEN WOODS HOMEOWNER'S ASSOCIATION

Rules and Regulations

Addendum to

Declaration of Covenants, Conditions And Restrictions for Camden Woods

Return: Michael Lintz

Provided by the HOA (Homeowners Association)

Volunteering & serving you:

*Managed by:
Southeastern HOA Management
2557 Ravenhill Drive Suite 1C
Fayetteville, NC 28303*

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Contact the HOA through camdenwoodsHOA319@gmail.com

Handbook for the
Camden Woods Homeowners Association

Introduction: This handbook is provided for the use of the homeowners and tenants at Camden Woods Sub-division. It contains many of the policies, rules and regulations, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein.

In accordance with the Covenants, the Board of Directors of the Camden Woods Homeowners Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire community known as Camden Woods. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

Covenants protect the community from potentially harmful activities and neglect which, in turn, reflect negatively on the image of the Camden Woods community.

All residents are bound by the covenants upon purchasing a home in Camden Woods and each homeowner has agreed to comply with the covenant regulations. It is therefore incumbent upon us as homeowners in Camden Woods to preserve, and support the well-being of our community by supporting the covenants and all those who seek to enforce its requirement.

This guide is a clarification of the covenants and offers descriptive information for most HOA issues that may arise. It is not complete, and therefore, should you seek more information, please refer to your copy of the 'Declaration of Covenants' or you may also contact the HOA for additional guidance. Covenants are available for download on the Camden Woods Homeowners Association web site.

Rules and Regulations

Camden Woods

1. A **25 MPH Speed Limit** within the Camden Woods Sub-division shall be adhered to by all residents and guests.
2. Homeowners shall be responsible for all the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations and guidelines and any changes made by letter from time to time.
3. Owners of rental properties in the community have the same obligation to the community to assure that their tenant property is maintained in a manner consistent with the standards of the community. Lease/rent should not be less than 1 year in length. Each lease/rental agreement must be supplied to the homeowners association. **Owner must supply his/her forwarding address and phone number to the homeowners association upon moving and leasing/renting property. Owners will incur charges if a property search is required. There are no exceptions.**
4. **GENERAL:**
 - a. Flag Poles: May not exceed twenty (20) feet in height. Only American, State of NC, and POW flags may be displayed. American Flag etiquette should be followed.
 - b. Mail Boxes: Only the original, black metal décor post, scroll bottom style, and black metal mailbox supplied by the builder are acceptable.
 - c. Swings and Playground Equipment: Must be confined to the rear yard. The rear yard is defined by behind the rear plane of the dwelling.
 - d. Above Ground Pools: **Are not permitted.**
 - e. Hot Tubs/Spas: Must be located only in rear yard not visible from the street.
 - f. Outdoor Antennas: Are not permitted.
 - g. Outdoor Satellite Dishes: May not exceed twenty-four (24) inches in diameter and must be located in rear or side of property, not visible from the street.
 - h. Garage Doors: Should remain closed except during periods of home maintenance and lawn care.
 - i. Holiday Decorations: Must be removed within fifteen (15) days from the conclusion of the event or passing of the date or holiday.
 - j. Please do not leave trash when walking in the sub-division and be respectful of all houses and homes in the community.
5. **General and landscape considerations:**
 - a. Grass areas are to be neat and maintained in a cut condition. Any of the following examples are considered in violation of this rule:
 - b. Grass or weeds at a height of more than five (5) inches. This includes along fences, around trees, in flower beds, mailboxes etc.
 - c. Lawn areas and perimeters must be edged. Grass cannot overgrow hard surfaces such as sidewalks, curbs, or driveways.

- d. Perimeters and the roadway directly in front of home must remain clean of debris.
 - e. Driveways must be clean and free of mold.
 - f. After mowing and edging, clippings must be cleaned off the street.
 - g. Dead trees that are visible from the street, or could fall on any structure, street or common area must be removed.
 - h. Unkempt or unsightly property conditions will not be tolerated.
 - i. Exterior of all buildings to include the roof must be clean and free of all growth and mold/mildew.
 - j. Public streets cannot be impeded by foliage. Trees, shrubs and ornamental plantings should be cut back to the edge of the DOT right-of-way (roadway) and to a height of seven (7) feet.
 - k. Newspapers must be collected within twenty-four (24) hours of delivery.
 - l. All lawn areas should be free of weeds and should be regularly treated to suppress and kill weed growth.
 - m. Trashcan must be moved from the curb, preferably to a point least visible from the street; within twenty-four (24) hours of garbage pick-up.
 - n. Flowerbeds and garden areas must be maintained free of grass and weeds.
 - o. The perimeter of the property, flowerbed and garden areas are to have sufficient ground covering such as mulch or pine straw that is in good condition and does not show bare earth or underlying fabric.
 - p. Dead shrubs or flora must be removed.
 - q. Natural areas that are visible from the street or a neighbor's home must not have undergrowth with the exception of planted landscaping.
 - r. Easements between and around homes must meet the same requirements as perimeters and flowerbeds.
 - s. No dumping of grass clippings in the street.
 - t. Litter, household furniture, and other household items must not be allowed to remain outdoors.
6. Any modification, building, fence, wall, in-ground pool or other structure shall **not be commenced, erected, replaced or maintained upon the properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials and location of the same shall have been submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors.** In the event that the Board, or its designated committee fails to approve or disapprove such design and location within **thirty (30) days after** said plans and specifications have been submitted to it, approval will **not be required** and will be deemed in full compliance with this regulation.
7. No trailers, tent, shack, garage, barn, outbuilding or similar type outbuilding shall be placed, erected, or allowed to remain on any lot without approval from the Board of Directors. No structure of a temporary nature shall be used as a residence

temporarily, permanently, or otherwise as outlined in Section 6 of the Declaration of Covenants, Conditions and Restrictions.

8. Original exterior colors may not be changed without the approval of the HOA (to include shutters, doors, shingles and roofs).
9. Specifications for the installation or construction of utility/storage **SHEDS**:
 - a. Maximum size is twelve (12) feet by twelve (12) feet, or 144 square feet.
 - b. Exterior surface, roof pitch and shingles must approximate that of the dwelling in both materials and color.
 - c. Rubber, plastic or metal product sheds are **not permitted**.
 - d. Storage sheds, normally located at the rear of the property, must be a minimum of five (5) feet from the property line and clear of all easements and rights of way.
 - e. Specification Overhang must not exceed four (4) feet on ends and two (2) feet on sides.
10. Specifications for the construction of a stand-alone **Garage**:
 - a. Maximum size is twenty-four (24) feet by twenty-four (24) feet, or 576 square feet.
 - b. May not exceed one level/story. (excluding attic/storage space)
 - c. May not exceed the height of the house.
 - d. Exterior and roof pitch must approximate dwelling in both material and color.
 - e. Overhang must not exceed six (6) feet on rear and two (2) feet on the front and sides.
 - f. Garage door must be consistent with dwelling garage door and not exceed nine (9) feet in height.
 - g. Must match dwelling in design, exterior finish to include siding, shingles and color, and roof pitch.
 - h. Must maintain a minimum distance of thirty (30) feet from property line.
 - i. Open style garages, or carports, are not permitted.
 - j. Garage floor must be cement and connected to the driveway by cement of the same width as the driveway.
 - k. Garage door(s) should remain closed throughout the day except when the homeowner is performing home or lawn care maintenance.
11. No commercial, noxious or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. All lots are to be used for residential purposes only. It is prohibited to run any type of business out of your home. Tractor trailer trucks are prohibited to be parked on any street in the community.
12. No animals or poultry of any kind, except common pets, shall be placed, bred, or kept on any part of the premises. **No dangerous dogs, including but not limited to, pit bulls, Rottweiler's, Dobermans, Chows and German Shepherds nor any dog whose lineage includes any part of any said breeds, nor any dog that has at any time bitten a person, nor any dog that has been trained as an attack dog, shall be permitted on the premises.** There shall be a maximum of two (2) dogs or two (2) cats or a combination of are allowed per lot. **No pets are to roam freely throughout**

the neighborhood or in the yard. All pets are to be on a leash at all times when they are outside your home and/or your fenced in back yard. Barking dogs or other loud or nuisance animals are not allowed to disturb occupants of other properties. Owners must clean up any animal waste while walking you pet throughout the neighborhood.

13. No automobile and motor vehicle may be dismantled, repaired or stored on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or remain on said property for over 10 days. Commercial vehicles, camper trailers, recreation vehicles, trailers, utility trailers, whether covered or open, and /or boats shall not be stored on said property. Utility trailers may be stored inside the closed garage that is attached to the residence. Commercial vehicles are prohibited. These vehicles are defined as weighing over 7,000lbs or having more than two axles or containing signage, or having ladders, tanks or other construction equipment/materials on top or sides. The only exception is a single vehicle, owned by the homeowner and parked in the homeowners parking area, which is used as their principal mode of employment.
14. Residence parking on the street or grass is prohibited. Homeowners and tenants are to park their vehicles on the established concrete parking pads or driveway. Homeowners and tenants are allowed to have invited guest to park on the street when entertaining.
15. Only wood and wrought iron fences, measuring no more than seventy-two (72) inches from the ground may be erected on any lot. No fence or wall shall be erected or maintained nearer to any street than the rear corners of the home. No fence shall exceed six (6) feet or seventy-two (72) inches in height. Chain link fences are prohibited. For all wooden the finished side must face the exterior of the lot and the bracing must face the interior of the lot. Fences and decks must be maintained in original condition with periodic cleaning to retain its natural color. A good water sealant should be applied to the natural wood to preserve its quality. Natural color wood fences should not be stained, painted or have any other covering.
16. Satellite or dish antenna must be placed at the rear of the home or the rear corner of the lot. The dish cannot exceed twenty-four (24) inches in diameter and must not be visible from the street.
17. No signs other than a "For Sale" or "For Rent" sign shall be displayed on any lot. Signs, of any kind, cannot be taped or affixed to any painted street light pole, Department of Transportation post or street light.
18. No furniture, generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
19. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public roadway, or DOT right-of-way. Basketball goals shall be allowed in owner's yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.

20. Each lot and any structure on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds and shrubbery trimmed. Exterior should be free of mold and mildew and pressure washed as needed and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, dead shrubbery, trash and rubbish.
21. Trash bins shall be placed at the street no sooner than the night before the day of pickup and must be removed no later than the evening of trash pickup day.
22. **No mailbox of any type or nature shall be permitted on the premises without approval.** If the mailbox is destroyed, damaged or falls into disrepair, the owner shall replace the mailbox with one of identical make, type and color. **All mailboxes and decorative post must be black.** The style mailbox can be purchased at "Eric the Mailbox Guy" (919) 280-7506
23. Parents are responsible for their children and their actions anytime throughout the community. Children must be accompanied by an adult when in proximity to the detention pond.
24. It is prohibited for children and/or adults to play, reside or be disrespectful of another residence property. Children and/or adults should always get permission from the homeowner/tenant before entering the property.
25. If at any time you see suspicious activity in the community, **please contact the local police or sheriff's department.**
26. Please report stray animals to Cumberland County Animal Control (910) 321-6852. All animals should be on a leash at all times when outside the home.
27. **All of these rules and regulations shall apply to all residents, even if not specifically so stated, in this handbook.**
28. **Every resident shall comply with the rules and regulations as set forth in this handbook, and any rule(s) and regulation(s) that may be adopted or amended from time to time.** Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

The Approval Request Process:

The HOA handles issues that are architectural and/or aesthetic in nature. Before making any architectural change or addition to your property, you MUST get HOA approval **BEFORE** you begin work on your project. If you are not sure how to proceed, please contact the HOA.

To obtain approval, you must request and complete a REQUEST FOR APPLICATION form that you can obtain by emailing the HOA at CamdenWoodsHOA319@gmail.com . Please provide your name, address, contact phone number and email address, the HOA will then sent to you

the REQUEST FOR APPLICATION. Please complete the form, adding any required attachments (brochure, contract, and photo). Please email the application and any attachments to CamdenWoodsHOA319@gmail.com. The HOA will normally respond back to the homeowner within three (3) days or 72 hours.

In most cases, an HOA member will contact you to request an appointment to review the project. Once approval has been issued, you may begin your project. *****HOA approval is not a substitute for permits and other approvals you may need from the city or county for the project you are considering.** It is your responsibility to secure all needed and lawful approvals and permits.

If your application falls outside the boundaries of the HOA for the proposed project, the committee will work with you to bring your project into compliance.

Completing Your Project:

Approvals expire six (6) months after they are issued. Therefore, if you delay your project for 6 months, you will have to re-apply in order to get an up-dated approval for your project.

The project area must be kept organized and neat at all times.

*In most cases, projects should be completed within thirty (30) days from the date of approval.

Follow Up Inspection:

Contact the HOA upon completion of all projects so that they can inspect and certify the project is complete in accordance with the approved request.

Violations:

Projects completed without the written approval of the HOA are in violation of the covenants. Attempts will be made to bring the violation, or non-compliant work, into compliance. However, if this is not possible, a **STOP ORDER** will be issued on the project. If the non-compliant work has been completed and cannot be brought into compliance, a judgment may be sought to remove the work from the property and restore the property to its original condition (before the non-compliant work was completed).

In the event the Homeowner Association prevails in its judgment against a violator, all costs resulting from and associated with the action, including all penalties will be borne by the violating party. These costs if not paid in a timely manner may be assessed in the form of a lien placed against the property.

FILING COMPLAINTS:

Keeping our neighborhoods attractive is up to each one of us. The HOA will assist in resolving non-compliant issues as they arise, but before we get involved, attempt to resolve the issue in a considerate and civil manner with your neighbor. Be considerate of your neighbor and most issues will resolve themselves easily.

However, if you cannot resolve an issue you feel is in violation of the covenants, the HOA will intervene to mediate and resolve the issue. Complaints must be in writing (email) addressed to the Camden Woods HOA, at CamdenWoodsHOA319@gmail.com with the details of the nature of non-compliance. Your identity will be protected when attempting to resolve the issue.

Remember, the HOA does not take the place of the local law enforcement agency.

RULE OF THUMB

Thinking about adding an improvement to your home or property? Contact the HOA.

Remember, when completed, it should take on the look as if it was originally included as part of your property when your property was developed by the builder.

When planning a project, consult with your immediate neighbors and seek their consent. Your project will be better received by your neighbors and will foster a harmonious relationship within the neighborhood.

TO THE TRUE AND FAITHFUL PERFORMANCE OF THESE RULES AND REGULATIONS, CAMDEN WOODS HOA, has caused this instrument to be signed in its name by its duly authorized manager, this the 17 day of April, 2019.

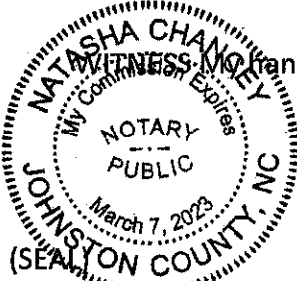
CAMDEN WOODS HOMEOWNERS ASSOCIATION

BY: 

Michael L. Gintz
President, Camden Woods HOA

NORTH CAROLINA – CUMBERLAND COUNTY

I, Natasha Chaney, a Notary Public of said County and State do hereby certify that on the 17 day of April, 2019, before me personally appeared Michael L. Gintz, President, Camden Woods Homeowners Association, with whom I am personally acquainted, who, being duly sworn, says that she executed said instrument as the act and deed of said homeowners association.



Witness my hand and notarial seal this the 17 day of April, 2019.

[Signature]
Notary Public

My Commission Expires: 3-7-23

(N.P. SEAL)