

**1) Exterior Maintenance** – *as viewed from the street*

Each building or structure on a lot, including house, garage, or shed shall be maintained such that there is no wood rot, dry rot, cracked wood, or peeling paint.

Shutters, gutters, downspouts, and lighting fixtures shall not be leaning or detached.

Roofs must be entirely covered with approved shingles or other approved roofing material such that no part of the roof decking is exposed.

Shingles that are cracked or peeling must be promptly replaced or repaired.

Window panes that are cracked or broken shall be promptly repaired or replaced.

Wooden fences that have become faded or are turning gray, or have paint that is peeling, must be stained, treated or painted. All fences, regardless of material composition with broken, warped or bent boards, pickets or other components of fences must be repaired and missing boards, pickets or components must be replaced promptly.

**2) Signs** – *applies to signs on Lots. The HHA Board has complete control regarding signs on Common Areas.*

All signs must be no larger than six square feet and must be located at least 10 feet from any street curb.

Contractor signs are only permitted when work is in progress (e.g. one-day treatment = 1 day. 4 week remodel = 4 weeks).

To promote a philanthropic event, signs may be installed 10 days prior to the event and must be removed within 2 days of the event. Political signs must adhere to NCGS § 136-32 such that placement is limited to 30 days before and 10 days after an election.

Regarding real-estate signs, when selling a house, they are only permitted in front of the house that is to be sold.

Directional signs at intersections on common areas or on other homeowners' property (with permission from homeowner) are only allowed to be placed for 48 hours in conjunction with a special event such as an Open House, Garage Sale, or Yard Sale.

Signs announcing or advertising certain "items for sale" are prohibited.

**3) Trash Cans and Debris**

Trash cans and recycle cans shall be placed at the street curb no earlier than 1 day in advance of pickup and returned from the curb within 24 hours of pickup. Vegetation pick-up (branches, cuttings, etc.) no more than 4 days in advance. Bulk pickup can only be placed out 1 day in advance.

No homeowner may put their own trash or debris in any of the Hembstead Swim and Racquet Club dumpsters.

Debris, rubbish, or junk cannot accumulate or be allowed to remain on any Lot in any area visible from a street.

**4) Vehicles on Paths/Walking Trails**

To prevent damage and additional maintenance to our walking trails and paths, no motorized vehicles shall be operated on paths/walking trails except for service vehicles, and permitted maintenance equipment. Small electric-powered riding toys for children are allowed.

**5) Storage Units**

Temporary storage containers (such as PODS) or other similar containers shall not be parked on a driveway or anywhere on a Lot for more than 10 days. Should the need arise to have additional time, homeowners must contact the Property Management Company and obtain written approval from the HHA Board.

**6) Mailboxes**

Mailboxes must be maintained such that they do not lean more than 15 degrees from vertical in any direction.

Mailboxes must be maintained in proper working order and must not have visible signs of peeling, chipped, or cracked paint (if applicable).

**7) Trailers**

Small tow-behind utility trailers (less than 15 feet in total length) are permitted to be stored outside if they are not visible from the street, stored in the back yard, and located at least 10 feet from any property line.

**8) Solar Energy**

Solar collectors, as defined by NCGS § 22B-20, and have been installed with approval by the ARB in accordance with NCGS § 22B-20, must be maintained in an operable manner. Damaged, cracked or inoperable solar collectors must be immediately repaired, removed, or replaced.

**9) Contractors/Landscapers**

Contractors and Landscapers may not begin work prior to 7:00 AM on weekdays or 8:00 AM on weekends and holidays.

Staging areas for projects such as remodeling or landscaping shall be kept neat and orderly if visible from a street.

**10) Exterior Lighting**

All exterior lighting shall be maintained such that lighting fixtures cannot shine directly on an adjacent house, lot, or property line.

Light that spills across property lines shall not exceed 10 Lux as measured at the adjacent property line.

*For reference, 10 Lux exceeds recommendations for security lighting and is the same level as referenced in the Town of Mathews Unified Development Ordinance.*

**11) Play Equipment** – *applies to non-temporary, long-term-installed items such as play sets, swing sets, play forts, playhouses, trampolines, or other recreational equipment.*

Play Equipment, as defined above, cannot be in a state of disrepair or inoperable. Basketball hoops cannot be rusty, broken, or inoperable.

**12) Landscape Maintenance** – *applies independently to each section of yard that is visible from the street: front yard, side yards (only sections visible from front of house at street), and – if applicable, grass strip between sidewalk and street. Does not apply to back yards not visible from the street. Also only applies to beds/natural areas that are visible from the street.*

*Note - The HHA Board, at its discretion, may suspend such rules during periods of drought and/or water restrictions, extended periods of wet conditions, and during times of lawn planting, overseeding, or lawn repair including treatment of brown patch and large patch disease or fungus.*

Each lawn area shall be planted with grass or acceptable alternative to cover 65% of the lawn. Alternatively: bare spots, moss, leaves, dead grass or weeds, or dirt cannot collectively exceed 35% of the lawn

Lawns shall be mowed regularly such that grass/weed height does not exceed 7 inches as measured with a ruler from the ground surface. Sidewalks, curbs and driveways shall be trimmed regularly such that grass and other groundcover shall not be allowed to overlap sidewalks, curbs or driveways by more than 5 inches.

Bare spots with less than 35% coverage that are larger than 8 square feet (1,152 square inches) are prohibited and shall be addressed within 14 days.

Beds and natural areas shall have sufficient mulch to cover 65% of the area. Bare spots larger than 4 square feet (576 square inches) are prohibited. Beds and natural areas must be maintained to be free of weeds and grass.

Bulk mulch (mulch piles) must be spread within 14 days.

Stumps of removed or cut down trees must be removed or reduced to ground level within 90 days after trees are removed. In addition, standing dead trees must be promptly cut down.

**13) Vegetable Gardens**

Vegetable gardens are not permitted in the front yard of any lot, or side yard adjacent to the side façade of house in front of a line extending from the back façade of the house to the edge of the property line. Vegetable gardens are permitted behind the back façade of the house including areas that are behind a line extending from back façade to the edge of the property line.

**14) Window Treatments**

Windows with typical window treatments such as blinds, draperies, shades, and plantation shutters may not be repaired or replaced with items such as: aluminum foil, solid black coverings, bed sheets, towels, newspapers or other paper products.

Windows without window treatments (bare windows) shall not have items stored directly behind the window such that it is visible from the street view.

**15) Pet Waste**

Owners shall immediately pick up and properly dispose of any waste deposited by their pet on the property of others including all Common Areas.

**16) Holiday Decorations**

Holiday decorations and lighting shall not be installed more than 35 days prior to the holiday and shall be removed no later than 16 days after the holiday.