

Little Creek Homeowner's Association

Design & Community Guidelines

Updated March 10, 2023

General

All terms used but not defined herein shall be given the meanings ascribed to them in the Declaration of Covenants, Conditions and Restrictions for Little Creek Community Association (the “Declaration”) recorded in the Johnston County Register of Deeds and any supplements or amendments thereto, unless the context requires otherwise.

As members of a planned community, Little Creek Owners, their tenants, and invited guests enjoy a variety of benefits. In return, they are asked to cooperate with their neighbors to create and maintain a harmonious living environment that protects and enhances the value of both the individual properties and common areas within the Little Creek Community. Maintaining such a mutually beneficial living environment is best achieved by developing and following rules and regulations that clearly inform all members of the expectations with respect to use of common areas and individual homes.

The Design & Community Guidelines have been developed to provide direction to Owners, the Association’s Board of Directors, and Management Company to uphold consistent and uniform standards as the Little Creek Community grows and develops. The primary objective of Design & Community Guidelines is to encourage and maintain the excellent design of a community of individual residences which, when viewed together, produce an outstanding and consistent total community environment.

Owners, residents, tenants, and invited guests are cautioned that nothing in these Design & Community Guidelines, and governing documents relieves them of the responsibility for complying with federal, state, county, and local laws, ordinances, and other legal requirements such as obtaining from the county necessary approvals and construction permits for architectural changes or projects they intend to undertake.

Despite the Association’s approval, county or other government permits shall be required for a wide range of home improvement or modification projects. In addition, county or other government-imposed specifications must be honored. In short, government approvals and Association’s approvals are separate and unrelated.

In the event of conflict between the Architectural Review Committee, Board of Directors, Management Company and any government ordinance, building code or regulation, the more restrictive standard shall prevail.

The Architectural Committee, Board of Directors, Declarant, and Designated Home Builders shall not have any liability in connection with or related to approved or disapproved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or its effect upon existing or future damage.

Review of plans by the Architectural Review Committee is for aesthetic purposes only.

Maintenance

The Little Creek Community Association shall be responsible for the maintenance, management, operation, and control of the common areas and all improvements thereon. The Association shall keep the Common Areas and Open Spaces in good, clean, attractive condition.

Each Owner shall be responsible for the exterior maintenance of his or her dwelling as follows: paint, repair, replace and care of roots, gutters, downspouts, concrete driveways and walkways, exterior building surfaces and other exterior improvements. Residents and tenants are responsible for erosion control, for maintaining proper drainage through their property, and not blocking or hindering natural drainage from adjoining properties.

The Association shall not have any obligation to perform lawn-mowing service of any portion of any Lot within the perimeter of a fence or improvement built by an Owner on a Lot that abuts a public drainage easement, easement, open space, or common area.

Each Owner acknowledges and agrees that the Association shall not be responsible for maintenance or repair of fence or landscaping installed by an Owner or resident in the event of damage from maintenance of the common areas, easements, or open spaces.

No Residential Unit, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, divert, interfere with or change the direction of flow of water in accordance with the drainage plans for Little Creek, or any part thereof, or for any Lot or Parcel as shown on the drainage plans on file with the Johnston County or other governing municipality.

Each Owner shall, at their own expense, maintain the drainage ways and channels on their Lot or Parcel in proper condition free from obstruction.

Residents acknowledge and agree that they are responsible for complying with all applicable laws, regulations, and code relating to construction, building, and the like and are responsible for obtaining all required permits and approvals by the appropriate governing jurisdictions prior to commencing construction or making modifications to their Living Unit or Lot.

Residents shall be responsible for maintaining and repairing the exterior of their dwelling and any and all improvements thereon, including all architectural or landscaping changes.

Any and all additions, and improvements may not unreasonably obstruct, limit access, or encroach on neighboring properties, infringe on any easements, or reduce open space.

Parking

Owners, residents, tenants, and their guests must abide by the following parking rules:

1. Vehicles must be parked in the garages or in the driveways, if any, serving the units where the Owner, resident, or tenant lives.

2. Guests of an Owner, resident, or tenant may park their vehicles on the street provided that the resident and the guest have:

- (a) Utilized all available parking spaces in the garage or driveway serving the unit where the resident lives; and
- (b) Otherwise used reasonable efforts to park the vehicles owned by guests of that resident in the garage or driveway of that resident.

3. All Owners, residents, tenants, and invited guests must abide by all applicable traffic and parking rules established in accordance with the law.

Trash & Recycling

1. Containers:

- (a) All trash and recycle containers must be units designated or provided by trash or recycle providers.
- (b) The containers must be stored out of public sight within the Living Unit's garage or area screened in an area, with the exception of collection days.
- (c) On collection days designated by the service providers, containers must be placed in the designated locations of pick up only.
- (d) Trash and recycle containers shall only be placed out for collection after dusk the night before collection day. All containers must be removed from view after collection no later than 8:00 p.m. the day of collection.

2. Owners, residents, and tenants are responsible for picking up litter, debris, or trash on Open or Common Space that originated from their Property or Unit. No trash, containers or receptacles, debris, or litter may accumulate or be stored in a visible location on a Lot. Construction materials required for the improvement of a Unit or Lot must be neatly stored in as unobtrusive a location.

Trampolines, Basketball Goals, Play Structures & Equipment

1. Owner, resident, or tenant is responsible for ensuring that anyone using their trampoline, basketball goals, or similar play equipment behave in such a manner that all neighbors and general public are not disturbed by the use of the trampoline or basketball goal, including but not limited to disturbances caused by loud noises from screaming and music.

2. Trampolines, basketball goals, and play structures or equipment may not unreasonably obstruct, limit access, or encroach on neighboring properties, infringe on any easements, roadways, or reduce open space.