

# RULES AND REGULATIONS OF SEDGLEY ABBEY

Revised September 2016

Approved by Board of Directors, September 5, 2016 / Amended December 6, 2016

*It is the goal of the homeowners and residents to make Sedgley Abbey an attractive place to live and enjoy. As stipulated in the By-Laws of the Sedgley Abbey Homeowners Association, one of the responsibilities of the Board of Directors is "the adoption and amendment of rules and regulations covering the details of the operation and use of the Covenants, Conditions and Restrictions (3/31/2000) are a means of preserving, enhancing and protecting the property values and assets of our community." These documents and the Due Process Procedure the Board of Directors follows in addressing violations are available at [www.sedgleyabbeyplantation.com](http://www.sedgleyabbeyplantation.com). Common Areas include the landscaped area at the front entrance and a small area surrounding the pump house at the west end of the community. Swales are private property, although it is the responsibility of the HOA to maintain the swales.*

Board refers to Board of Directors of Sedgley Abbey

ARC refers to the Architectural Review Committee

## Rules and Regulations

1. Common Areas: No vehicles, boats, trailers, drones, toys or other personal articles shall be allowed to stand or used in any of the common areas without consent of the Board of Directors.
2. Vehicles: No vehicle belonging to a Lot Owner or to a member of the Owner's family, guests, tenant or person(s) acting for the Lot Owner shall be parked in such a manner to impede or prevent access to another Owner's Lot or community streets and curbs.
3. Vehicles: No vehicle of any type shall be parked in any yard (s) at any time.
4. Vehicles: Vehicles without proper or current registration or inoperable vehicles are prohibited in driveways or yards for any length of time. In addition, no boats, campers, trailers (open or closed), RVs, taxis, commercial vehicles, automobiles on cinderblocks, tractor trailer or similar types shall be permitted to remain on any lot at any time unless by written approval of Board of Directors.
5. Speed Limit: Speed limit of 20 mph signs are posted in Sedgley Abbey shall be obeyed for the safety of all.
6. Damages: Owners shall be responsible and held accountable for any damage to any street, easements, Common Area or property of other Owners within the Sedgley Abbey community, which may be caused by any Owner, any member of the Owner's family, guests, tenant or any person(s) acting for Lot Owner.
7. Maintenance: All lots shall be well maintained with grass/sod and are to remain free from weeds, underbrush, refuse piles, debris, trash and unsightly objects. This is the responsibility of the Owner. Failure to do so may result in fines assessed by the Board of Directors.
8. Trees: Removal of large trees must have prior written approval by the ARC and Board of Directors. Failure to do so may result in fines assessed by the Board of Directors.
9. Single-family: Houses in Sedgley Abbey are single-family homes. No outside rentals to individuals who are not immediately related to owners are permitted. Failure to comply may result in fines assessed by the Board of Directors.
10. Rentals: Rentals of homes are to be no less than twelve (12) consecutive months and a copy of the lease agreement must be given to the Board.
11. Out Buildings: Out buildings/sheds must be constructed of brick to keep with the consistency of the architecture of the community. A written ARC/Board approval is needed before construction is to take place.
12. Pools: Construction of a pool requires written ARC/Board approval for pool placement, fencing, removal of trees if necessary and drainage before construction is to take place.
13. Businesses: No commercial business may be conducted from any lot.

14. Political Signs: Only one (1) sign is allowed per yard and cannot be placed in any right of way or in any Common Area; and may not exceed the maximum dimensions of 24" x 24". No sign may be placed on a lot earlier than forty-five (45) days before the day of the election and must be removed no later than seven (7) days after an election day in accordance with the North Carolina Planned Community Act.
15. Advertising signs: No advertising signs or billboards shall be displayed on any lot, except that one sign that advertises a house for sale.
16. Flag Policy: Decorative, American and State Flags may be displayed only on poles attached to the main dwelling with a maximum size of 4' x 6'. No flagpoles in yards will be permitted. One (1) decorative garden flag may be displayed on a bracket beneath a mailbox or on a small iron in the yard.
17. Burning: No burning of any yard debris or other materials shall be permitted on any lot within the community, whether or not the County Fire Marshall shall issue a burning permit.
18. Fire Pits: Fire Pits are allowed in the backyard of a home. It must be a structured fixture. If it is to be built by a homeowner or an outside source prior written approval by the ARC & Board is needed. The fire pit will be made of man-made material fit for outdoor entertainment. It may not be used for the burning of debris or trash (refer to #17). Violation of usage of the Fire Pit may result in rescinding the use of all fire pits in the Sedgley Abbey community.
19. Air Conditioners: No window or wall types air conditioning units or fans shall be used, erected, placed or maintained on or in any residence.
20. Mailboxes: Each lot shall have only one (1) mailbox and one (1) newspaper box which shall be mounted on a single post. All posts and mailboxes will be consistent in design and color to keep with the uniformity throughout the community. No decorative mailbox covers are allowed.
21. Discharging weapons: The use of firearms is strictly prohibited. This includes BB guns, pellet guns, bows and arrows, crossbows, and all types of firearms, regardless of size.
22. Pets: Pets must be closely supervised and under full physical control of their escort at all times when outside their owner's residence. The only Common Area where pets are allowed is at the west end of the community. This area is clearly marked with a "PET WASTE" sign. All other areas surrounding the swales are private property, as are homeowners' yards. Owners are expected to carry waste bags to clean up after their pet.
23. Fences: Fences may not be higher than 5' and must have written approval from the ARC / Board before construction. No fence, wall, hedge or any portion of these shall be closer to the front line of any lot than the rear corner of any house. Fences shall be wood - no stucco, chain link or wire fence is permitted.
24. Trash Cans: Placement of trash, recycle or debris cans should be placed at curb in the afternoon prior to pick-up day. Removal of cans should be done on the same day of pick-up. Storage of cans must not be visible from the street.
25. Liens: The Board can place a lien on a property (by following Due Process) if a homeowner is delinquent in paying dues, late fees, or assessments. Attorney fees will also be the responsibility of the homeowner.
26. Offensive activities: No noxious or offensive activity shall be carried on upon any lot. This is subjective and must be addressed by the Board on an individual homeowner's issue.
27. Vegetation: Bushes, shrubs and other vegetation planted forward of the front corner of a home and in a row or line to form a hedge or screen, or to define a border, must be maintained/trimmed and not exceed five (5) feet in height. This rule applies to existing conditions as of 6/7/07 and does not allow future plantings that would be in violation of Article V, Section 5 of the Covenants. This rule does not apply to bushes, shrubs and other vegetation planted along a drainage easement.
28. Satellite Dishes: According to Federal Law, Section 207 of the Telecommunications Act of 1996, viewers who have exclusive use or control of property in which they have a direct or indirect ownership interest (i.e., such as the roof of a home that is not considered a common element), cannot be prohibited from installing antennas on their property where such a prohibition would impair reception.....
29. Window coverings: Draperies, blinds, and/or shutters must be installed and maintained on windows.
30. Addresses: Owners names and/or house numbers may not be placed on freestanding plaques.



SEDGLEY ABBEY HOMEOWNERS ASSOCIATION, INC.

ATTEST:

Kiona Roberts  
Secretary

BY:

Paul Fulgham  
President

(Corporate Seal)

STATE OF NORTH CAROLINA

COUNTY OF

New Hanover

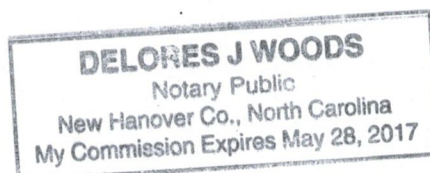
I, Delores J. Woods, a Notary Public for said

County and State certify that Kiona Roberts personally came before me this day and being by me duly sworn, acknowledge that he/she is Secretary of SEDGLEY ABBEY HOMEOWNERS ASSOCIATION, INC., and that by authority duly given and as the act of corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by its Secretary.

Witness my hand and official seal this 8 day of Dec., 2016.

Delores J. Woods  
Notary Public

My Commission Expires: May 28, 2017





TAMMY THEUSCH  
BEASLEY  
Register of Deeds

# New Hanover County

## Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401  
Telephone 910-798-4530 • Fax 910-798-7751



\*\*\*\*\*  
State of North Carolina, County of NEW HANOVER  
Filed For Registration: 12/09/2016 10:59:18 AM  
Book: RB 6023 Page: 377-381  
5 PGS \$26.00  
Real Property \$26.00  
Recorder: STEPHANIE PEREZ  
Document No: 2016040063  
\*\*\*\*\*

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.



Prepared by and Return to:

*Paul Fulgham*

BK: RB 6023

PG: 377-381

RECORDED:

12-09-2016

10:59:18 AM

BY: STEPHANIE PEREZ

DEPUTY



2016040063

NEW HANOVER COUNTY, NC

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

**RULES & REGULATIONS OF SEDGLEY  
ABBEY HOMEOWNERS ASSOCIATION,  
INC.**

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NOW COMES SEDGLEY ABBEY HOMEOWNERS ASSOCIATIONS, INC.  
("Association") and hereby certifies that the attached is the Rules &  
Regulations of the Association.

This is the 9<sup>TH</sup> day of DECEMBER, 2016.