

RULES AND REGULATIONS OF SEDGLEY ABBEY PLANTATION

Revised September 2016

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

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It is the goal of the homeowners and residents to make Sedgley Abbey Plantation 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. 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

BOD 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 signs of 20 mph are posted in Sedgley Abbey shall be obeyed for the safety of all. Exceeding the specified speed limit posted on a private subdivision road, according to NC Statute 20-141(a) makes it unlawful to drive a vehicle on a street at a speed "greater than is reasonable and prudent" under existing conditions. Driving too fast for conditions on a private subdivision street is, therefore, a speeding infraction. Driving too fast without due caution and circumspection and at a speed or in a way that endangers, or is likely to endanger, people or property constitutes reckless driving under G.S. 20-140 (b), a Class A misdemeanor.
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. Failure to do so may result in fines assessed by the BOD.
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 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. **NO** temporary structures are allowed. Exceptions: PODS (for storage or moving containers) or Dumpsters (for remodeling) are permitted if approval from Board is obtained. They must be removed within the time frame allowed by the BOD.
12. **Pools:** Construction of a pool requires written ARC/Board approval for pool placement, fencing, equipment placement, Built Upon Area (BUA) allotment, removal of trees (if necessary) and drainage field before construction is to take place.
13. **Businesses:** No commercial business may be conducted from any lot.
14. **Political Signs:** Only one (1) political 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 any 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 on accordance with the North Carolina Planned Community Act. North Carolina State Statute §13632(e): Penalties for Unlawful Removal of Signs - It is a Class 3 Misdemeanor for a person to steal, deface, vandalize, or unlawfully remove a political sign that is lawfully placed under this section, North Carolina State Statute §13632. Only political signs promoting a candidate or party are permitted. Negative, derogatory, or offensive political signs are prohibited.
15. **Advertising Signs:** No advertising signs or billboards shall be displayed on any lot, except one sign that advertises a house for sale (Relator or By Owner).
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 (12.5" x 18" or 11.8" x 17.7") may be displayed on a bracket beneath a mailbox or on a small iron pole in the yard. Garden flags or standard-size flags that are either explicitly or implicitly promoting a social agenda or cause require ARC and Board approval.
17. **Burning:** No burning of any yard debris or other materials shall be permitted on any lot within the community, whether the New Hanover County Fire Marshall issues a burning permit.
18. **Fire Pits:** Structured Fire Pits are allowed in the backyard of a home. If it is to be built by a homeowner or an outside source, prior approval by the ARC and Board is needed. It may not be used for the burning of debris or trash (refer to #17).
19. **Air Conditioners:** No permanent window or wall types of air conditioning units or fans shall be used, erected, placed or maintained in any residence's window.
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. Homeowners are responsible for the maintenance of their mailboxes and posts (i.e., cleaning, repairing, painting, or replacing).
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 supervised and under the full physical control of their escort 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 and has a Pet Waste bags/container for the owners use. Owners are expected to clean up after their dog(s). Allowing dogs to relieve themselves on private property is not permitted - this includes the swales, which is private property.
23. **Fences:** Fences may not be higher than five (5) feet and must have written approval from the ARC and 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, wire, or metal is permitted. If an existing fence (all or partial) must be replaced due to rot, storm damage, etc., the replacement fence must meet the community guidelines and an approval from the ARC and Board received.
24. **Trash Cans:** Placement of trash, recycle or debris cans should be placed at the 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. Note: Two (2) trash companies, GFL and Monster, have negotiated special rates with Sedgley Abbey.
25. **Liens:** The Board can place a lien on a property (by following Due Process procedures) if a homeowner is delinquent in paying dues, late fees, or assessments. Attorney fees will also be the responsibility of the homeowner.

- 26. Offensive Activity:** No noxious, immoral, improper, illegal or offensive activity shall be permitted upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to a homeowner or to the community. There shall not be maintained any plants or animals, devices, anything of any sort whose normal activities or existence are in any way noxious, dangerous, unsightly, unpleasant or if a nature as may diminish or the enjoyment of other property in the neighborhood by the owners. This includes, but not limited to, videoing, flying of drones, excessive barking of dogs, and excessive outdoor lighting. Displays that are either explicitly or implicitly promoting a social agenda or cause are not permitted. This is a subjective rule and must be addressed by the Board on an individual homeowner's issues.
- 27. Vegetation:** Bushes, shrubs, and other vegetation planted forward of the front of the dwelling 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 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 swale. Homeowners away for an extended period must plan for yard/shrub maintenance as to preserve the esthetics of the neighborhood.
- 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 or satellite dishes 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.
- 31. Exterior Lights:** No marker lights, solar lights, or reflectors are permitted to line the driveways. Ground lights (solar lights) are permitted along the front sidewalk but must be approved by the ARC and Board. All light bulbs or other lights installed in any fixture on the exterior of any dwelling for the purpose of illumination shall be clear, white, or non-frost lights or bulbs. Driveway entry reflector lights are permitted.
- 32. Decorative Outdoor Lighting:** Security spotlights (switch or motion) located on the back, front and/or sides of the house should be focused as not to illuminate the street, adjacent homes (front, side, or back yards). Lights, white and/or colored, in trees and bushes or around the house are only permitted during the holiday season, beginning November 1 and must be removed by January 25. Decorative Outdoor Lighting displayed outside of these dates must receive approval from the ARC and Board.
- 33. HOA Dues and Fines:** Homeowners are responsible for paying Homeowners' Dues each quarter in a timely manner. Late fee fines will be imposed by the management company when payment is late.