

EASTWOOD VILLAGE HOMEOWNERS ASSOCIATION (HOA)

EASTWOOD VILLAGE RULES

1. Purpose - Pursuant to Article IV - Section 5 of the Eastwood Village “EV” By-Laws, Rules adopted by the Eastwood Village Board of Directors “Board” are designed to accomplish the following:

- Maintain the beauty and functionality of all common property in EV.
- Promote and enhance the high quality of life that we enjoy in EV.
- Communicate to Owners, prospective owners and residents the expectations of the HOA.
- Ensure compliance with applicable State, City and County regulations.

2. Application - The following sets of Rules have been adopted by the Board pursuant to this responsibility:

General Rules page # 2
Architectural Control Rules .. page # 5
Clubhouse Rental Rules page # 8
Landscaping Rules page page # 10
Swimming Pool Rules page # 14
Tennis Court Rules page # 16

These Rules may be amended from time-to-time by the Board with notice of implementation by way of the EV newsletter.

3. Board exceptions - The Board may temporarily approve an exception to these Rules upon written request by the Homeowner through the management company.

4. Precedence - In all cases of conflict, the Declaration of Covenants and By-Laws of EV take Precedence.

5. Notice - All notices of Violation will be sent by letter to the Homeowner and the current tenant by the Management Company.

6. Penalties -Each Homeowner shall be subject to fines for any violation of any EV rules by owners, their guests, employees, or tenants, as follows:

- 1st offense - warning letter (10 days to correct and respond)
- 2nd offense and future offenses - May be subject to a fine, and per NC General Statutes it can be as much as \$100.00 per day until corrected.

Prior to the levy of a fine the Board will schedule a hearing. The owner and/or violator will be notified and invited to attend and will be given the opportunity to present their defense to the Board. After the hearing process, the Board will meet to determine the action being taken and owner and/or violator will be advised of the outcome.

7. Appeal - If a Homeowner wishes to appeal any Letter of Violation or fine, appeal may be made per the process detailed in the Declaration of Covenants, Section 12, as amended. Notice of appeal must be made in writing to the Management Company within 20 days of receiving the Notice of Violation.

Revised and Approved by the Board of Directors: June 10, 2010

EASTWOOD VILLAGE GENERAL RULES

1. Residential purposes - All units shall be used for residential purposes only.
2. Zoning - EV is zoned for single family dwellings, which allows a maximum of three unrelated persons to live in a single unit in accordance with State, City and County regulations.
3. Vehicles - Parking restrictions listed below are mandated by the need to preserve access for emergency vehicles, to protect the landscaping, and to preserve the residential nature of the neighborhood.
 - a. Parking - No vehicles are allowed to park or drive on any grass or landscaped areas at any time. EV streets shall not be used for parking by nonresidents unless they are guests of an EV resident.
 - b. Mail Boxes - No parking in front of mailboxes. Sufficient space must be allowed for our mail delivery to be properly completed by the U.S.P.S.

c. Overnight parking on the street is prohibited. FROM 1AM - 6AM VIOLATORS WILL BE TOWED. Vehicles shall not protrude into the street.

d. Temporary overflow parking of a passenger vehicle or recreation vehicle is permitted at the clubhouse lot, not to exceed three nights. If additional nights are needed, contact any Board member. The responsible EV resident is to be identified by a note visible on the dashboard.

e. Commercial vehicles owned by residents are not permitted to remain in view overnight. A commercial vehicle is any vehicle which has a commercial logo or which has work related equipment attached, or a vehicle which is used in a business or trade or which has commercial license plates.

f. Recreational vehicles: No boat, camper, trailer, motor or mobile home or similar vehicle shall be permitted to remain visible overnight on any lot or in any driveway. Occasional short-term exceptions may be made with Board permission.

g. "Junk" vehicles: No inoperable vehicle or vehicle without current registration plates and insurance will be permitted anywhere in EV except within an enclosed garage.

h. Repair of any vehicle, boat, motorcycle or any type of motor in the common areas, or on lawns or driveways is prohibited. TOWING: At the owner's expense, the Association has the right to tow any vehicle found to be in violation of these rules.

4. Nuisances - Any activity in violation of State, City or County ordinances is prohibited.

5. Signs Prohibited - No "For Sale," "For Rent" or "For Lease" sign or political sign or any other sign shall be erected or displayed on any lot, residence or fence, or in the common areas and facilities. Exception: A single sign not over 120 square inches in area regarding security protection may be displayed within 3 feet of the front of any home.

6. Animals - City and County regulations pertaining to animal control will be enforced. No animals, livestock or poultry of any kind shall be kept on any lot or in any dwelling except that a limited number of dogs, cats or other household pets may be kept, in accordance with City and County regulations. All animals must be

confined within the rear yard or within the resident's dwelling. All animals when outside the home or outside the enclosed yard must be properly leashed, personally escorted and not permitted to defecate or urinate on streets, front yards, or common areas. Person(s) escorting an animal(s) are responsible for immediately picking-up and removal of the animal(s) waste. A pet walk area is provided along the creek at the East end of the village.

7. Yard Sales - Yard and garage sales are strictly prohibited.

8. Garbage/Trash - All garbage and trash shall be kept in containers and stored in garages or behind privacy fences completely concealed from view except on the trash collection day when same shall be placed at the foot of the driveway (off of the grass) for collection. Containers are to be brought in the same day after collection. All residents are requested to have trash collection with the trash service provider designated by the Board.

9. Rentals - Owners are to provide the tenant(s) a copy of the EV Covenants, By-laws and EV Rules and Regulations. This is in accordance with Amendment Five to the Declaration of EV Covenants. The owner is responsible for the compliance with all EV Covenants, Rules and Regulations by the tenant. Owners are encouraged to rent or lease on a one year minimum basis.

10. Yard Art - Residents may display a U.S. Flag (not over 3ft X 5ft) on an appropriate pole attached to the wall of the house. Residents may erect seasonal and temporary flags, statues or the like providing they are in keeping with the overall nature of EV.

11. Safety - Common sense and appropriate concern for others and their property forms the basic foundation for safe activities. EV has posted traffic control signs and due to the narrow streets, pedestrian traffic and visibility limited by shrubbery, it is imperative vehicle traffic obey these signs.

Revised and Approved by the Board of Directors: June 10, 2010

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EASTWOOD VILLAGE ARCHITECTURAL CONTROL RULES

1. Construction/Alterations: No building, fence, wall or other structure shall be erected upon the property, nor shall any exterior addition or alteration be made until the plans and specifications showing the nature, kind, shape, heights, materials and location of the same shall have been submitted to and approved in writing by the Board.
2. Approval Process - The Homeowner shall submit a Request Form and the required information to the Management Company who will then forward it to the Director of Architecture & Engineering. The Director shall review the proposal with the Board and make a recommendation of approval, revision, or rejection to the Board. The final decision will be made by the Board. The response by the Board must be made within 30 days from the date the request is received by the Director of Architecture & Engineering.
3. The following do not require approval –
 - a. Exterior changes which do not involve enlarging the enclosed area of a dwelling and which are within the enclosed yard and which are not visible from other properties or any street or common area.
 - b. Adding/removing shutters to windows (color restrictions apply).
 - c. Changing the front door design or adding/removing a storm/screen door (color restrictions apply).
 - d. Adding/removing rain gutters (color restrictions apply).
4. Service Utilities - All service utilities, fuel tanks, clothes lines, wood piles, trash and garbage accumulations are to be enclosed within a fence, wall or plant screen of a type and size pre- approved by the Board.
5. Antennas - No outside radio or television antennas shall be erected on any lot or dwelling unless written permission has been granted by the Board. Dish antennas may be installed, but must be kept as inconspicuous as possible.
6. Sports and Recreational Equipment - Temporary apparatus such as basketball backboards, skateboard ramps, badminton nets etc. that are utilized on driveways

and areas outside the privacy fences are not allowed to remain overnight. Permanent fixtures are covered under Paragraph 1. Construction/Alterations above, and must be pre-approved.

7. Exterior Maintenance of Homes - Exterior maintenance of homes and driveways is the responsibility of the individual Homeowner. The HOA is responsible for painting the exterior of each home on a 6 year cycle. It is the Homeowner's responsibility to maintain his/her home with a general exterior appearance compatible with EV. The Homeowner's responsibilities include, but are not limited to, the following:

- a. Rotten or damaged siding or trim on exterior walls, chimneys and gables must be repaired and repainted.
- b. Rusting chimney caps must be repaired or replaced and painted black.
- c. Damaged doors, windows and shutters must be repaired or replaced.
- d. Spot painting is the responsibility of the Homeowner and must match existing paint.
- e. Front doors and shutters may be painted either the exterior wall color or an approved front door/shutter color. Main entrance front door may be natural wood.
- f. Garage door and service door, if any, must be the same color as the exterior walls.
- g. Missing or broken roof shingles are to be replaced with shingles of matching color and style.
- h. All maintenance of driveways is the responsibility of the Homeowner. Any change in design or surface treatment/material other than natural concrete requires pre-approval of the Board.
- i. All maintenance items are to be accomplished in a timely and quality fashion. Failure to maintain the home properly may delay scheduled painting.

8. Fences - In accordance with the EV Covenants it is the responsibility of the HOA to maintain the privacy fences and the HOA has the right to access private yards as necessary to inspect and maintain these fences. Whenever possible homeowners will be notified in advance.

a: Homeowner's responsibilities include:

- Promptly reporting to the management company obvious failures of the fence visible from within their enclosed yard, including loose, severely warped or rotting boards and/or leaning posts.
- Preventing the growth of trees within 18 inches of the fence within the enclosed yard.
- Removal of any tree branches touching the fence within the enclosed yard.
- Preventing damage to the fence by vines or shrubs, especially by the intrusion of growth between fence boards.
- Not using the fence as any part of a structure.

b: Any changes to a fence must be pre-approved by the Board.

c: No fence is to be used as a retaining wall.

d: The HOA will NOT replace or realign fence slats in order to guarantee 100 percent visual privacy.

9. Temporary Structures - No structure of a temporary character (i.e. trailer, tent, shack, garage, barn or other outbuilding) shall be used on any lot at any time as a residence.

10. Window/Siding Design Changes and Roof Replacement - Owners must obtain specific pre-approval from the Board for changes in the design, color or routine replacement of the roof. Changes or replacement of siding or windows also requires pre-approval of the Board.

11. Penalties - Violations of the Architectural Rules outlined herein are subject to the penalty schedule defined in the EASTWOOD VILLAGE RULES. IF IN DOUBT ASK THE MANAGEMENT COMPANY or the DIRECTOR of ARCHITECTURE & ENGINEERING!

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EASTWOOD VILLAGE CLUBHOUSE RENTAL RULES

EVERYONE WHO USES THE CLUBHOUSE DOES SO AT HIS/HER OWN RISK.THE HOA IS NOT RESPONSIBLE FOR INJURY, LOSS, THEFT OR DAMAGE TO PERSONAL PROPERTY.

RESERVATIONS:

1: The clubhouse may only be reserved by homeowners of EV. Renters will be allowed to rent the clubhouse with the written approval of the homeowner who will be liable for any damages caused by the renter. The rental fee is \$100.00 plus \$200.00 security deposit.

2: Homeowners are allowed one free rental of the clubhouse per year for their use only. Renters do not qualify for free rentals.

3: The EV Clubhouse Director is in charge of rentals.

4: The clubhouse is not to be used for commercial or corporate purposes or any type of soliciting without advance pre-approval by the Board.

5: One week prior to the rental date the EV Clubhouse Director must be in receipt of the appropriate check(s) made out to EVHOA: One check in the amount of \$100.00 to cover rental (if not the free rental) utilities and the upkeep of the clubhouse, the other in the amount of \$200.00 for the security deposit. The security deposit will be refunded to the resident or renter if the clubhouse and its environs are left clean and in good condition. If damages to the clubhouse occur, or cleaning is required, the balance of the deposit will be applied to such costs and the resident/renter reserving the clubhouse will be liable for any damages and/or cleaning costs exceeding the balance of the deposit.

CONDITIONS OF USE:

1. The resident reserving the clubhouse must be present the entire time the clubhouse is in use.

2. Smoking is not permitted in the clubhouse.3. No one under the age of 18 is allowed in the clubhouse unless accompanied by a responsible adult.4. Alcoholic beverages will not be consumed by any person under the age of 21 years in

the clubhouse, pool or picnic area of EV.5. Maximum occupancy of the clubhouse is 99 persons in accordance with our Wilmington Fire Department permit.

6. Use of a band or DJ requires prior approval from the Clubhouse Director.

7. All functions and noise must cease by 11:00pm, unless prior approval has been given by the Clubhouse Director.

8. Due to limited parking availability in the community, any private party with anticipated attendance of over 50 needs advance approval from the Clubhouse Director so that appropriate arrangements can be made.

9. To assure emergency vehicle(s) access, the parking on Two Mile Circle East is restricted to the South side only. "No Parking" signs must be placed on the North side.

10. Rental of the clubhouse includes use of the picnic area. Use of the tennis courts and the swimming pool is prohibited.

11. No pets are permitted in the clubhouse, service animals excepted.

12. Following the rental, renters are expected to leave the clubhouse in the same condition as they found it. - This includes:

-Replacement of all the furniture where it was found.

-Thermostats set properly, lights and fans turned off and doors locked.

-Trash is to be bagged and placed in the outside containers.

-Final cleanup must be completed in a correct and timely manner as agreed upon with the Clubhouse Director.

-The key must be returned to the Clubhouse Director within 24 hours after the rental.

IF IN DOUBT ASK THE MANAGEMENT COMPANY or the CLUBHOUSE DIRECTOR.

Revised and Approved by the Board of Directors: June 10, 2010

EASTWOOD VILLAGE LANDSCAPING RULES AND GUIDELINES

Homeowners must make all landscaping requests and register any complaints only through the Management Company using the Request Form found in EV's January newsletter or on the web site. The following rules are intended to clarify the goals, roles and responsibilities within EV with respect to landscaping issues.

The goal of the HOA landscaping efforts is to maintain and improve the appearance of the village. The area of each lot outside the privacy fence (to the front and to some extent to the sides of some homes) is termed the "front yard." The area of each lot inside the privacy fence is termed the "enclosed back yard." Role and responsibilities: The front yard of all homes is an area of joint responsibility of the Homeowner, the Landscaping Contractor and the HOA.

Requests and complaints should be made in writing to the Management Company. Communication with the landscaping contractor and its employees is not allowed.

IRRIGATION SYSTEMS:

As a general responsibility, every resident must have an active part in caring for and observing their own front yard and being sure the lawn and all plantings are being sufficiently and uniformly watered. If the homeowner/renter deactivates the irrigation system any subsequent damage to the lawn is the financial responsibility of the homeowner. The original irrigation systems were intended to provide water only to the grass area and not to the shrubs or pine straw areas. Watering such areas is the responsibility of the Homeowner/Resident. Modification of the original irrigation system is the financial responsibility of the Homeowner. Homes with battery powered actuators: The Landscape Contractor will set the actuators to water sufficiently during the growing season. Tampering with the actuators will result in a fee billed to the homeowner. In times of dry weather or if new grass has been installed, additional watering by the Homeowner/Resident may be required.

Homes with automatic irrigation system timer controls: The Homeowner/Resident is to set and adjust the timer to maintain a healthy green lawn. A BLUE dot on the curb is the signal that the Homeowner is taking full responsibility for the operation of their automatic irrigation system.

Homes with well/pump systems: The Homeowner/Resident is responsible for maintenance of the well/pump.

Maintenance: Adjustment and maintenance required on the irrigation systems maintained by the HOA will be done by the Landscaping Contractor. A Homeowner/Resident requiring irrigation system service should submit a written request to the Management Company. The HOA will repair failures of the irrigation system's back flow prevention devices and sprinkler heads upon report to the Management Company. In the event of damage to an irrigation system by the persons under control of the HOA (lawn mowing, tree removal) the HOA/Landscaping Contractor will be responsible for repairs. Repair of other damage or failure (such as due to gardening, excavation, traffic or wear and tear) is the responsibility of the Homeowner.

EMERGENCY: First - turn off the water supply to the irrigation system then TELEPHONE the Management Company DIRECTLY. They have an emergency procedure to follow.

OBSTRUCTIONS:

Any temporary or fixed decorative item that impedes the efficient mowing of the grass is not allowed.

TREES

Homeowners may plant trees in front yards, keeping in mind future size. Removal of trees that are dangerous, damaged, diseased, dying or dead in front yards is the responsibility of the HOA. Front yard trees that are not in the aforementioned category cannot be removed without Board approval. The only exception is trees that are less than three inches in diameter measured three feet above the ground. A request to remove a tree from a front yard must be made by the Homeowner to the Management Company using the Request Form. The Board will review the request and approve or deny removal of the tree. If approved, removal of the tree will be at the Homeowner's expense. The Homeowner may be required by the Board to replace the tree. Unauthorized removal of a tree subjects the Homeowner to a fine and/or replacement cost, as determined by the Board. It is the Homeowner's responsibility to adhere to all of the State, City & County regulations governing tree

removal. General front yard tree pruning will be done on an as needed basis by the HOA at the direction of the Director of Landscaping.

Tree limbs that are causing damage to a home or are themselves damaged should be reported on a request form to the Management Company.

Spraying of trees for insects or disease is the responsibility of the Homeowner.

Trees in the enclosed yards are entirely the responsibility of the Homeowner, e.g. planting, removal, spraying, pruning, etc. Homeowners do not need Board approval for removal of such trees.

Homeowners who desire tree work to be done concurrently with scheduled Eastwood Village work may contact the Management Company to learn when the next scheduled tree service is anticipated. Costs and arrangements are the responsibility of the Homeowner.

BUSHES/SHRUBS/PLANTINGS

In addition to lawn service, the Landscaping Contractor will maintain front yards as follows:

- Refresh the pine straw areas once per year.
- Apply fertilizer to plantings in the pine straw areas once per year.
- Perform general weeding and weed spraying on an ongoing basis. Periodically prune on a correct horticultural basis.

Any additional maintenance requirements are the responsibility of the Homeowner including spraying for disease or insects. Homeowners who choose to maintain their plantings themselves are responsible for maintaining correct horticultural standards and an attractive front yard. A GREEN dot on the curb is the signal that the Homeowner has opted out of the Landscaping Contractor shrub and plant pruning services. The Board urges Homeowners to use foresight regarding all new plantings, with regards to the proximity to their home, driveway, grass lines, lot boundaries and fences. All growing plants compete for the same resources; care must be taken to ensure that each plant has the space needed for growth. Basic maintenance does not include maintenance of exotic plantings, replacement of sick or dead plants, intensive hand weeding of ground covered areas or picking up each leaf. The

Landscaping Contractor will not pick up yard debris. Dumping over any fence or in any common area is prohibited.

FLOWER BEDS/BRICK PLANTERS Maintenance and irrigation of flower beds are the Homeowner's responsibility. Irrigation, plantings and general maintenance in brick planters are the Homeowner's responsibility.

IF IN DOUBT ASK THE MANAGEMENT COMPANY or the DIRECTOR of LANDSCAPING.

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EASTWOOD VILLAGE SWIMMING POOL RULES

NO LIFE GUARD ON DUTY. EVERYONE WHO USES THE POOL DOES SO AT HIS/HER OWN RISK. THE HOA IS NOT RESPONSIBLE FOR INJURY, LOSS, THEFT OR DAMAGE TO PERSONAL PROPERTY.

1. USE OF ALCOHOLIC BEVERAGES IS PROHIBITED.
2. A refundable deposit of \$25.00 will be required for a key to the swimming pool. The same key will also open the clubhouse restrooms and tennis courts. This key may be obtained from the Management Company. Only one key per Homeowner.
3. Only residents and their guests (limit of six) may use the pool. In no case shall the usage of the pool by invited guests preclude or interfere with the usage of the pool by any resident. All guests must be accompanied by a resident. The host is responsible for the conduct of his/her guests.
4. Pool hours are from dawn to dusk. The gate must be closed each time you enter or exit the pool area. The pool permit does not allow for night swimming.
5. Boisterous conduct, intoxication, vulgar and abusive language are prohibited. 6. Only radios with headsets are allowed.
7. Everyone must shower before entering the pool. The showers are only for pool users.8. No glass containers, breakable objects or food are permitted in the pool area. Place all trash in the containers provided.
9. Cooking equipment is not allowed in the pool area. Tables are provided outside the pool area for food and eating purposes.
10. For safety reasons all children must be supervised by an adult. No one should swim alone.
11. Children not "potty-trained" must wear "swimmers" when in the pool.
12. Any person with a communicable disease, or any type of infection, is not allowed in the pool.
13. Smoking in the pool area is prohibited.

14. Bathing suits are the only clothing allowed to be worn in the pool.
15. Life rings and other safety equipment are for emergency use only.
16. Courtesy should be exercised when using personal flotation devices. The Board reserves the right to bar any flotation devices.
17. No diving, pushing or running is permitted in the pool area.
18. No pets or animals are permitted within the pool enclosure.
19. Wet swimsuits are not allowed in the clubhouse, except the restrooms.
20. Climbing the fence is prohibited. IF IN DOUBT ASK THE MANAGEMENT COMPANY or the SWIMMING POOL DIRECTOR.

Revised and approved by the Board: June 10, 2010

EASTWOOD VILLAGE TENNIS COURTS RULES

EVERYONE WHO USES THE TENNIS COURTS DOES SO AT HIS/HER OWN RISK. THE EASTWOOD VILLAGE HOA IS NOT RESPONSIBLE FOR INJURY, LOSS, THEFT OR DAMAGE TO PERSONAL PROPERTY.

1. USE OF ALCOHOLIC BEVERAGES IS PROHIBITED.
2. Only residents, homeowners and their house guests may use the tennis courts. All guests must be accompanied by a resident. The host is responsible for the conduct of his/her guests.
3. A refundable deposit of \$25.00 will be required for a key to the tennis courts. The same key will also open the clubhouse restrooms and swimming pool. This key may be obtained from the Management Company. Only one key per Homeowner.
4. Tennis courts are available on a "first come, first served" basis.
5. Playing time is limited to one hour for singles matches and one and a half hours for doubles, when others are waiting.
6. Courts are for tennis only. Skateboards, bicycles, tricycles, toys, pets, etc., are prohibited on the courts.
7. No glass containers, breakable objects or food are permitted in the tennis courts area. Place all trash in the containers provided.
8. Appropriate shoes are required in order to protect the playing surface of the courts.
9. Boisterous conduct, intoxication, vulgar and abusive language are prohibited.
10. Hang the court brushes on the fence after use.
11. Climbing the fence is prohibited.
12. Lock the gates when you leave. IF IN DOUBT ASK THE MANAGEMENT COMPANY or the DIRECTOR for the TENNIS COURTS.

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