

Eastover North

Rules and Regulations

Provided by the HOA (Homeowners Association)

Volunteering & serving you:

Managed by: Southeastern HOA Management

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HANDBOOK FOR THE EASTOVER NORTH HOMEOWNERS ASSOCIATION

Introduction: This handbook is provided for the use of the homeowners and tenants at Eastover North. It contains many of the policies, rules, and regulations, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find any errors, but if you do, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of the Eastover North Homeowner Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by the law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire regime known as Eastover North. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

RULES & REGULATIONS

EASTOVER NORTH

1. A 25 MPH Speed Limit within Eastover North shall be adhered to by residents and guests.
2. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made by letter from time to time.
3. No trailers, tent, shack, garage, barn, outbuilding or similar type outbuilding shall be placed, erected, or allowed to remain on any lot for greater than 72hrs without approval from the Board of Directors. No structure of a temporary nature shall be used as a residence temporarily, permanently, or otherwise.
4. No animals or poultry of any kind, except common pets, shall be placed, bred, or kept on any part of the premises. No dangerous dogs, including but not limited to, Pit Bulls, Rottweiler's, and Dobermans, nor any dog that has at any time bitten a person, nor any dog that has been trained as an attack dog, shall be permitted on the premises. There shall be a maximum of two (2) dogs and two (2) cats or a combination of are allowed per lot.
5. All pets are to be on a leash at all times when they are outside your home and/or a fenced-in back yard.
6. No automobile and motor vehicle may be dismantled, repaired or stored on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property for over ten (10) days.
7. No camper trailers, recreation vehicles, trailers, and/or boats shall be temporarily stored or maintained on a lot without prior approval.
8. Residents parking on the streets and lawns is prohibited unless entertaining.
9. Any modification, building, fence, wall, pool or other structure shall not be commenced, erected, replaced or maintained upon the properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials, and location of the same shall have been submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event that the Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and will be deemed in full compliance with this regulation.
10. Only wood, wrought iron and vinyl fences, measuring no more than seventy-two inches from the ground may be erected on any lot. No fence or wall shall be erected or maintained nearer to any street than the rear comers of the home. Chain link and

chicken wire fences are prohibited. For all wooden fences the finished side must face the exterior of the lot and the bracing must face the interior of the lot.

11. Satellite or dish antenna must be placed at the rear of the home or the rear corner of the lot. The dish cannot exceed twenty-two inches (22") in diameter.
12. No laundry should be hung from inside or outside the house that is within the public view.
13. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn- furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
14. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new. Unused goals are removed from sight after a period of thirty (30) days.
15. Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds, and shrubbery trimmed. Exterior should be free of mold and mildew and pressure washed as needed and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish. Window ac/heating/fan units that protrude beyond the window pane are not allowed.
16. Trash bins shall be placed at the street no sooner than the night before the day of pick up and must be removed no later than the evening of trash pickup day.
17. No signs other than a "For Sale" or "For Rent" sign shall be displayed on any lot. All other signs require prior approval from the HOA.
18. Signs, of any kind, cannot be taped or affixed to any painted street light pole. Department of Transportation post or street light.
19. Parents are responsible for their children and their actions anytime throughout the community.
20. It is prohibited for children and/or adults to play, reside or be disrespectful of another residence property. Children and/or adults should always get permission from the homeowner/tenant before entering the property
21. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook.
22. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall

be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

Eastover North Association Rules

Reporting Violations and Addressing the Board

1. To report an emergency call 911.
2. To report a malfunction or request a high priority repair call Southeastern HOA Management, (910) 493-3707.
3. To report a violation of Rules or Covenants call Southeastern HOA Management, (910) 493-3707.
4. To request to add an item to the agenda of the next board meeting call Southeastern HOA Management, (910) 493-3707.
5. The board will allot five minutes to each resident who requests such time to address an agenda item to the board at the HOA meetings.
6. Notices of board meetings will occur in accordance with the By-laws of the Eastover North.
7. Owners and Residents should maintain even temperament and decorum during board meetings and the board may stop the meeting and /or move into a closed session if it is not maintained.
8. Individual property owners and residents have a right to privacy, and the status of violations, fines, liens and other business not be shared outside the board members.