

Proposed

Accepted

GOOSE CREEK LANDING, INC.
RULES AND REGULATIONS AND GENERAL INFORMATION

As used herein, "Owner" means any person or persons having purchased an undivided interest in the Space in Goose Creek Landing. "Managing Agent" means the manager hired by the Board of Directors for the Homeowner's Association to maintain the community. "Community" means the Goose Creek Landing, Inc.

A. GENERAL.

1. Owners must give not less than seven (7) days prior written notice to the Managing Agent prior to delivering or pulling a manufactured/mobile home within the community. Any damages done by the set-up crew, whether to the space of Owner, other property of Owners, or to Common Areas shall be the financial responsibilities of the Owners, and Owner shall reimburse the Association any expenses resulting from such damage.

The location of the Manufactured/mobile home on each space shall be at the direction of the Managing Agent.

2. Children must be kept under supervision and Owners shall be responsible for the conduct of their children and guests.

3. Loud or excessive noises by radio, T.V. or otherwise created by Owners or guests are not permitted. Fire works are not permitted.

4. The age, condition and minimum size of manufactured/mobile homes located on lots shall be determined by the Managing Agent.

- (a). Age - Four (4) years/windzone No. 3
- (b). Minimum Size - Single Wide, 14'-0" x 60'-0" (840 Sq. Ft.)
Double Wide, 24'-0" x 40'-0" (940 Sq. Ft.)
- (c). Condition - Pre-approved by Managing Agent if not a new home.

5. No tents, camping/travel trailers or motor homes are allowed to be parked within the community except with permission of the Managing Agent. (48 Hours Max. if Approved)

6. Owners shall be responsible for water loss due to ruptured pipes from taps to their manufactured/mobile home. Estimated loss and charges to be determined by the Managing Agent.

7. Neither the Managing Agent, nor the Association will be responsible to the Owners or their guests, in case of loss or damage due to break-ins, nor will any of such parties be responsible for any personal injury or property loss to any Owner, their family, guests, agents, employees or invitee for any reason.

8. No manufactured/mobile home can be moved from the premises until all bills of the Owner are paid, including, but not limited to, all utility bills, rental and repairs or other charges assessed in accordance with these rules, and the Association shall have a possessory lien on said manufactured/mobile home until all such bills have been paid.

9. (A). Utility/Storage Buildings - Only One (1) permitted to each piece of property. Prior approval is required by the Managing Agent.

- 1. Appearance
- 2. Size, 12'-0" x 14'-0" max. built by Owner or Contractor and shall meet all local and State building codes.

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3. Other Requirements -

- (a). Four (4) point ground tie-down.
- (b). Eight (8) Foot (8'-0") side walls.
- (c). Twenty (20) year composition roof (shingle) with 5/12 roof pitch max.
- (d). Ground Level to eight (8") inches max. height above grade.
- (e). Salt Pressure Treated Material - Floor Joist/sub-structure to ground level.
- (f). Wood, vinyl, or hard board exterior siding.
- (g). Painted or stained finish to the exterior.
- (h). Location on property - 4'-0" to the rear and 7'-0" to the side lot property lines.

9. (B). Clotheslines - Umbrella, portable style only.

- 1. Removable at Ground Level.
- 2. Set back to property lines - 4'-0" to the back and sides, rear of property.

10. Homeowners shall be responsible for the activities and any damages caused by their invitee and guests.

11. All trash and refuse will be placed in the proper refuse container, and shall not be allowed to stand upon the premises. No external burning of trash or refuse shall be allowed. All construction trash must be hauled away to the appropriate waste facility by the owner (or contractor) no less than one week after construction is completed.

12. The Owner of any space may be required to repair or replace any manufactured/mobile home that is in a state of disrepair, or is not maintained in a good, attractive, clean, and safe condition.

13. All landscaping plans must be approved by the Managing Agent. All areas, once landscaped, must be maintained in a good and sightly condition. (A 2'-0" set back from property lines is required)

14. Soliciting is prohibited within the bounds of the community.

15. Owners are strongly encouraged to report to the Board of Directors any violations of these rules and regulations, and to cooperate fully with the Managing Agent and Board of Directors in maintaining a desirable place for all Owners to live.

16 (A) Mail Boxes - Each resident is provided one (1) mail box at entrance upon request.

Two (2) keys provided for a charge of \$10.00 which is refundable.

(B) Mail Box - Drop Box at entrance for out going mail.

(C) Newspapers - Local deliveries to your home.

(D) Gate Cards - Two (2) are provided to home owner at no charge. Four (4) additional cards may be issued upon request for a charge of \$15.00 each. Please report any lost, stolen or damaged cards and card number so they may be re-issued/removed from the files and system. Damaged cards may be turned in and re-issued at a charge of \$5.00 each. any repairs necessary due to damage to the entrance gate/cross arm at the minimum charge of \$50.00. *This is very important to our community because this is a part of our security system.*

(E) Entrance Phone - Directory - (**KNOW YOUR LOT NUMBER!**) Upon request, your name and lot number may be programmed at the entrance. Any one may view the directory, dial your lot number and call you. If you allow entrance, hang up the phone and at the sound of the Dial Tone, touch the number six (6) and activate the gate for entrance.

(F) Bulletin Board - Located at entrance for Notices and Information to Homeowners.

17. (Owner's cannot cross neighbor's yards in hauling boats, Trailers, Vehicles etc. without prior consent.)

B. CARE OF MANUFACTURED/MOBILE HOME.

1. Each Space must be kept neat and clean at all times, and each Owner is responsible for grounds in front, to the side and in rear of such Owner's space. This requirement includes the requirement to regularly cut grass and prune shrubbery to maintain the yard in a slightly condition. The Managing Agent may, if Owner fails to cut grass or otherwise maintain his space appropriately, cause such work to be done by a third party, and charge the cost thereof, plus a ten (10%) percent management fee, to Owner.

2. No owner shall be permitted to erect any type of fencing, or similar structure or barrier, including shrubbery planted for such purpose. (Wood or metal materials and/or trees/shrubs to create a fencing barrier situation.) All plants trees/shrubs to be located 2'-0" from property line and spaced 4'-0" apart and maintained at maximum height of 8'-0".

3.(A) Water Lines - Water is provided to this community by Carteret County to one (1) meter. From there on through this community and to each individual cut off, this is maintained by the Association. From the cut off valve to each home, it is the responsibility of the Home Owner.

(B) Buried Electrical Lines - from the meter to the home all lines must be buried to a depth of twenty-four (24") inches and meet all local and state codes.

NOTE: Because of underground lines within our community, no digging is permitted without prior approval from the Managing Agent and/or notification to either all of our local Carteret County Utilities or U.L.C.O. which is a locating service for the Utility companies. (1-800-632-4949)

4. No structure will be erected or attached to any manufactured/mobile home except with written consent of the Managing Agent. Structure/additions shall include, but is not limited to, decks, porches, patios, patios, sun/florida rooms, etc. (All must meet the local and state building codes.) A minimum set back to property lines shall be a minimum of seven (7'-0") feet.

5. All manufactured/mobile homes are on a septic tank system and noting other than normal sewage shall be put in drains. Cooking grease, diapers, and other similar waste products will not be placed in drains or commodes. Owners and guests will be responsible for repairs made necessary by said violations.

6. All Owners must underpin their manufactured/mobile homes in a neat and attractive manner, and must comply with all Carteret County rules and regulations pertaining to tying down and securing manufactured/mobile homes. All underpinning shall be completed within sixty (60) days of delivery of the home to its space. Vinyl skirting **MUST BE attached with screws at the top and if over 24" in height is must have supports.**) Permanent decking of not less than 30 square feet must be installed at each entrance to mobile homes by June 1, 1998. Access to storage, plumbing, etc. is required.

C. AUTOMOBILES, BOATS, AND JET SKIES.

1. A maximum speed limit of 15 mph is posted through out the community and will be enforced.

2. No overhauling of or significant repairs to cars boats, or any land/sea vehicle will be permitted within the community.

3. All automobiles on the property must be owned or leased by the Owner or any guest of the Owner, and neither the Homeowner's Association, Board of Directors, nor the Managing Agent assumes any responsibility for any automobile, boat, jet ski, or any mechanical equipment in the community.

4. No parking will be allowed on any street or within four (4'-0") of the seawall. All parking shall be on the space or on designated common parking areas.

5. No large trucks (except repair vehicles not remaining overnight) shall be allowed within the community.

D. FACILITIES.

1. The Managing Agent shall provide one (1) garbage container for each space. To the extent any Owner wishes an additional garbage container, such must be provided by Owner at its own expense, and must be substantially identical to that provided by the Managing Agent. All garbage must be bagged before placed into garbage containers. No trash shall be disposed of other than the allowed garbage containers. Owner (or contractor) must haul away any construction materials/trash within one week of construction completion.

2. Owners are responsible for maintaining cleanliness of garbage receptacles such that flies or other insects will not be attracted or unpleasant odors emitted.

3. Neither the Association, the Board of Directors, nor the Managing Agent or any Owner shall be responsible for any mishaps, injuries, or other loss caused by swimming or any other water related or recreational activity on or adjacent to the Community or any portion thereof, and water and recreational activities are at the risk of the Owner or his guest.

4. Personal property shall not be left in the street or on any other common area.

5. Go-carts, ATV's, Motorcycles, Mopeds, or minibikes are not allowed on the premises. Skate boards and the equivalent are to be used only at such times and places as are designated by the Managing Agent.

6. The marina area and boat ramp are available to homeowners. However, their use, as well as use of all other common facilities is subject to rules and regulations adopted by the Homeowner's Association. Boat trailers shall only be parked in areas designated for such purpose on common areas, and may only be left in such spaces temporarily (24 hours) The dock constructed adjacent to the boat ramp shall be subject to rules and regulations adopted by the Homeowner's Association, which rules shall include a utilization for boat tie-up on a temporary basis only, and shall prohibit boat tie-up along the end of the dock, which area shall be reserved for recreational and fishing use. **ALL BOATS, JET SKIES, BOAT TRAILERS, AND WATER VEHICLES SHALL DISPLAY THE YELLOW "GOOSE CREEK LANDING" DECAL. ANY BOAT, JET SKI, BOAT TRAILER, OR WATER VEHICLE WITHOUT THIS DECAL WILL NOT BE PERMITTED WITHIN THE COMMUNITY. (Boat and Trailer Stickers to be issued and recorded.)**

7. Throwing any garbage or discharging any sewage into the sound is absolutely prohibited.

8. Each Owner is responsible for all telephone, electrical and cable television service to such Owner's manufactured/mobile home, including the cost of installation of electrical meters and the cost for connection and disconnection of telephone, electrical and cable service.

9. Each Owner is responsible for maintaining, repairing or replacing the Septic System of his/her manufactured/mobile home. Any repairs, upgrade or changes **MUST** meet the Carteret County Health Codes. Manufactured/Mobile homes **MUST** maintain a minimum distance of five (5'-0") for the Septic Tank and allow easy access to the tank for servicing.

10. Owner shall install no improvements that in any way interfere or potentially interfere with

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maintenance of any of the Community. To the extent that any such improvements are so constructed, the Managing Agent, at the instruction of the Homeowner's Association, shall be entitled to remove such improvements at the Owner's expense if removal is necessary to cause repairs to be made to any facilities of the Community the Owner shall be prohibited, without permission of the Managing Agent, at the instruction of the Homeowner's Association, from replacing such facilities after completion of repairs.

11. TV antennas shall not be allowed. The installation of 18" Satellite Dish equipment must be approved by the Managing Agent seven (7) days prior to installation.

12. Non-licensed individual are prohibited from driving golf carts on the premises at any time. (This includes while a licensed driver is with the individual unless they possess a learner's permit.) (All golf carts shall display numbers given by the Managing Agent display on rear bumper or windshield.)

E. ANIMALS.

1. Pets of a house type are permitted in the Community upon the express condition that all such pets comply with all health rules and regulations established by law and that they are kept in the Owner's manufactured/mobile home and supervised and/or leashed at all times when out of the Owner's home.

2. Noisy and unruly pets or those that create or cause complaints must be removed within forty-eight (48) hours of receipt of written request from the Managing Agent.

3. Owners are responsible for injury or property damage caused by their or their guests pets.

4. Any pet not attended by an Owner or guest of an Owner and found on any other space may be removed or caused to be removed by the Managing Agent or its designee, and taken to the Carteret County Animal Shelter, and neither the Managing Agent, the Homeowner's Association, nor the Board of Directors shall have any liability for such action.

5. No pet defecation shall be allowed to remain where produced. It is the Owner's responsibility to remove any defecation promptly from any space or common area where produced.

F. SALES AND RENTALS.

1. No rentals are allowed.

2. One (1) "FOR SALE" sign shall be allowed in the interior of a manufactured/mobile home that is visible through a window in such manufactured/mobile home.

3. One (1) "FOR SALE" sign (18" x 24" maximum size) shall be allowed on an empty space.

G. ENFORCEMENT.

The Rules and Regulations are binding on all Owners and their guests and invitee. The Managing Agent, acting by and on behalf of the Homeowner's Association, and the Board of Directors, is expressly permitted to pursue any legal or equitable remedy against the offending party, and to collect all costs, including attorney's fees, incurred in any such action.

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