

GOOSE  
CREEK  
LANDING, INC.



Rules, Regulations  
&  
General Information

7/12/2017  
Revised

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# GOOSE CREEK LANDING, INC.

## RULES AND REGULATIONS AND GENERAL INFORMATION

### DEFINITIONS

(As used herein)

#### Homeowner

"Homeowner" means any person or persons having purchased an undivided interest in the space in Goose Creek Landing.

#### Managing Agent

"Managing Agent" means the manager of Goose Creek Landing. The Managing Agent is responsible for managing the daily operations of the community and serves at the pleasure of the board of directors as elected by the Homeowners. (Also see enclosed duties and responsibilities of Managing Agent)

#### Community

"Community" means all property that is encompassed and under the management of Goose Creek Landing Inc.

## INFORMATION & COMMUNITY NEWS

The Managing Agent will keep up to date information and news and post it on the two bulletin boards in the community. One bulletin board is located at the entrance of the community and the other bulletin board is located at the waterfront. Community information may also be obtained on the community web site at [goosecreeklanding.com](http://goosecreeklanding.com). Copies of the Rules, Regulations, and By-Laws can be obtained by contacting the managing agent at no charge to the homeowner.

### Annual Homeowners Meeting

Meetings are held each year on the first Saturday in June at 9:00am at the White Oak Elementary School on Hwy 24 in Cape Carteret.

We would like to encourage every Homeowner to attend the Annual Homeowners Meeting. At this meeting, we address the community's financial business, elect the board members, and discuss and vote on many issues that may affect you. By not voting absentee and attending the meeting you can cast your vote for the board of directors after meeting the candidates and hearing a short speech by the candidate at the meeting. At this meeting, any individual Homeowner may make a motion on the floor to change the rules, regulations and/or other policies. If the motion is properly seconded, the Homeowners in attendance will vote on the motion. A majority vote will change the rules, regulations and policies.

### Board of Directors Meetings

There are two pre-called board of directors' meetings scheduled for each year. The first meeting is held on the first Sunday in February at 2 :00 pm and the second meeting is on the first Sunday in October at 2:00pm. The Board will determine the location of the meeting 30 days prior to the meeting.

It is not necessary for all Homeowners to attend the Board of Directors meetings. If there are issues being addressed and you wish to add your opinion or if you have an issue you wish to bring before the Board, this is your forum. During the year, the Boards intent is to decide on major issues at these meeting as to allow every Homeowner who wishes to participate the opportunity. Your participation is desperately needed to continue implementing positive change and improvements to our community.

Please know that the following rules and regulations exist to protect everyone's safety, enjoyment, and property values and to minimize your litigation and liability risk.

### Mailing Address:

Goose Creek Landing Homeowners Association  
252 Goose Creek Landing  
Newport N.C. 28570

Office Ph# 252-393-2004  
Fax # 252-424-8519  
Managing Agent: Phyllis Pennington

# **RULES AND REGULATIONS AND GENERAL INFORMATION**

## **Gate Cards**

The association through the Managing Agent will provide two gate cards to each new Homeowner. The association will replace non-working gate cards at no charge. Additional cards, damaged or cracked cards will cost \$20.00 each. No more than six cards will be issued per lot.

## **Gate Phone Entrance**

Upon your request to the Managing Agent your name and lot number can be programmed into the automated phone directory at the front gate. You will be given a four-digit code. Your guest can enter this code in the keypad at the gate and it will call you on your home or cell phone. You will be able to activate the gate and let your guests in by pushing #9 on your phone's keypad.

## **Rules Regulations / Phone Directory / Financial Statements**

All new Homeowners should receive a copy of the Rules and Regulations and By-Laws from their attorney at closing. If a Homeowner needs additional copies of the Rules and Regulations, By-Laws or telephone directory the Managing Agent will provide these at no charge. Financial statements or other financial information may be obtained from the Managing Agent upon request.

## **Mail Boxes**

1. Upon request, each lot is provided one mailbox at the entrance. Two keys will be provided at a refundable charge of \$10.00
2. Outgoing mail should be placed in the provided drop box at the entrance.

## **Newspapers**

Local newspaper deliveries to your home are available. See Managing Agent for newspaper information.

## **Electrical Service**

Carteret Craven Electric provides electrical Service for the community.

PO Box 1499 Morehead City N.C. 28557 Ph: 252-247-3107

## **Cable Service**

Time Warner / Spectrum Cable provides cable service for the community.

500 Time Warner Dr Newport N.C. 28570 Ph: 252-289-9918

## **Local Phone Service**

Local phone service is provided to the community by Sprint.

PO Box 96064 Charlotte N.C. 28296-0064 Ph: 800-786-6272

# CONSTRUCTION

## Delivering & Removing Homes

- a) Homeowners must give no less than seven (7) days written notice to the Managing Agent prior to delivering or removing a manufactured mobile, modular home or other structures within the community. The Managing Agent and Construction Committee shall approve the location and placement of a new home. The placement of new homes shall be in line with the front of existing homes and be located in the center of the lot. Prior to removing any existing mobile or modular home from its assigned lot, the Homeowner should first contact the Carteret County Inspections Department and Health Department and verify that the new mobile or modular home can be placed back on the lot and be in compliance with current codes. Once a preexisting mobile or modular home is removed, any new home placed on the lot must comply with current codes. If it is determined by the Inspections Division of the County that there would be no way to place the new mobile home on the lot and be in compliance, the lot could be condemned. However, if you have not removed the preexisting home, you could completely remodel or rebuilt the existing home on the lot. The main concern would be with the septic tank. Current standards would require the septic tank to be 5' from the foundation of the home. There may be lots that could not be brought into compliance based on these standards. Based on the Associations Joint Tenancy Agreement, Section #8, if a lot should become unusable due to regulatory determination or acts of god, this would be the Homeowners loss and the association would have no liability.
- b) No manufactured or mobile home can be moved from the premises until all bills of the Homeowner are paid, including but not limited to: all utility bills, rental and repairs or other charges assessed in accordance with these rules. The Homeowners Association shall have a lien on said manufactured/mobile home until all such bills have been paid.

## Exterior Construction

Prior to any exterior construction, renovation, additions, storage building, or land alteration projects, the Homeowner shall first provide to the Managing Agent drawings and specifications in sufficient detail to describe the improvement (including construction, concrete, details and site drawing) showing that the proper setbacks have been met. The Construction Committee and the Managing Agent must approve these drawings before any alteration can begin. The owner will have 60 days to begin construction upon approval of drawings. If construction has not begun in 60 days, the managing agent will need to re-sign and approve the plans. The setback requirements are as follows:

Minimum 5' from side property lines and 5' from rear property lines on detached storage buildings, mobile homes and structural attachments decks, porches, room additions, etc. Minimum 40' from center of road, 10' on sides and 15' from rear property lines. Home from the road front, must line up with existing home if at the 40' set back. If the home does not line up, the exact location will need to be approved by the construction committee and managing agent, on a corner lot the set back from the length side of the home, facing a side street, must be a min of 20' from the center of the side street, including any attachments to that side of the home.

If a container or portable storage building is used during construction, it will only be allowed for 90 days, unless the Board of Directors authorizes an extension.

### Improvements

Owner shall install no improvements that in any way interfere or potentially interfere with maintenance of any of the common areas or easements. 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. Absolutely no structures, concrete, boats, or vehicles can be installed on Utility Easements.

### Size & Year of New or Replacement Homes

Minimum sizes:

- a) Single wide: 14' x 60' (840sq ft.)
- b) Double wide 24'x 40' (940sq ft.)
- c) Replacement homes four (4) years or older will not be permitted unless approved by the Board of Directors. Used homes less than four years old must be approved by the Managing Agent prior to the home entering the community. Construction shall be subject to the approval and authority of the Carteret County Department of Inspections and Environmental Health Department.

### Decks/Awnings/Additions

If the Homeowner attaches any structure (decks, awnings, additions, etc.) structurally to their home, the Homeowner will be required to provide an Engineers Detail to the Department of Inspections. The Engineers Detail shows that the home, as constructed, will carry the added loads. However, if such attachments are self-supporting and are only flashed to the home, no Detail will be required.

### Underground Utility Lines

Underground public utility lines are buried within our community therefore, no digging is permitted without first contacting U.L.C.O at 1-800-632-4949. U.L.C.O. will locate and mark such lines for the Homeowner at no cost. If the Homeowner damages any public utility line and have not contacted U.L.C.O, the Homeowner will be liable for the repairs. Absolutely no structures, concrete, boats, or automobiles can be on Utility Easements.

### Carteret County Inspections

Carteret County Dept. Of Inspections  
Courthouse Square  
Beaufort, N.C. 28516  
Main Office Ph: 252-728-8497  
Cape Carteret Office Ph: 252-393-3204

### Carteret County Environmental Health

Carteret County Environmental Health  
3820 Bridges St



Morehead N. C. 28557  
Ph: 252-728-8499

### Appearance & Workmanship

All mobile and modular homes and permanent structures erected or placed on any lot shall be constructed of material of good grade, quality and appearance. All construction shall be performed in a good workmanship manner and quality. Any permanent structures shall be of the same material, quality, general appearance and workmanship as the dwelling on the lot.

### Homeowners Liability for Contractors & Subcontractors

Homeowners will be liable and responsible for their Contractors and Sub Contractors when in our community. Any damages caused or done by your Contractor, whether to the space of the Homeowner or other Homeowners' property, roads, or to other common areas shall be the responsibility of the Homeowner which secured the services of the contractor. Homeowner shall reimburse the Association for any expenses resulting from such damage including any and all legal fees. It is customary for reputable Contractors to carry a General Liability Insurance Policy to protect you from such losses. It is recommended that Homeowners require their Contractors to provide them with a Certificate of Insurance prior to beginning work. Most minimum policies normally start out around \$500,000.00 in coverage. This will protect you if your contractor refuses to repair damages he has caused.

### Accessory Structures/ Storage Buildings

There shall be no more than one (1) accessory structure/storage building permitted to each lot. The maximum size is 360 square feet.

Other requirements:

- (a) Must be attached to concrete or tied down to prevent uplift.
- (b) Minimum eight (8) foot sidewalls.
- (c) 20-year shingles or hi-rib steel: minimum 3 on 12-roof pitch or High-Rib Steel to match mobile home.
- (d) Finished floor minimum 12" above grade if floor is wood, 6" if salt treated
- (e) Floor joist and decking should be pressure treated rated ground contact
- (f) Siding and roof to match mobile home.
- (g) Shall be setback minimum 5'-0" from rear property line and minimum 5' from side property line

If the storage building is attached or flashed to the dwelling, the setbacks will be 10' from the sides and 15' from the rear. Accessory structures can have (1) 6' wide rollup door for golf carts and lawn mowers. The maximum shelter area is 250 sq. ft. total under roof, including any overhangs. Accessory structures or a lean-to cannot be used to park boats under or become a parking garage. No Boats, Automobiles, or any part there of shall be permitted to be parked under a shelter/ Lean-to.

## UTILITIES

### Water

Water is provided to the community through one common meter and distributed from there thru out the community to a cut off on each individual lot. The Homeowners Association maintains water lines from the meter to the cut off on the lot. The Homeowner maintains the water line from the cut off valve to the dwelling.

The cost of water is included as part of our annual Homeowners dues. It is not free, even though you do not receive a monthly water bill, we all pay equally for the total water consumption in our community. Water should be used conservatively and wisely. Our water bill for the community represents roughly 18% of your dues and is the second largest expenditure in your dues second only to your property taxes.

### Utility Easement

Goose Creek HOA has a 10' Utility Easement that runs behind the homes and this easement is measured from the center of the four water meters and extends out 5' toward your home and 5' toward the home at the rear of your property. Nothing is allowed to be erected or parked on this easement including concrete slabs, buildings, boats, or any other type of vehicles. This easement shall not be used by golf carts or other vehicles to navigate thru the community. Violators encroaching upon this easement will be required at their own expense to move any type of structures that is found to be in violation.

### Sprinklers

Sprinklers should only be used when needed and should be properly managed and not left unattended without an automatic shut off device.

### Vacancy Utility Shut Off

It is required that Homeowner turn their water off at the provided exterior cut off valve when their property will be left vacant for more than three days. If a Homeowner has not turned their water off and suffers a ruptured water line and it is reported to or found by the Managing Agent the estimated additional water consumption for that month will be assessed against the Homeowner or Homeowners if two or more ruptures has occurred during the same month. Homeowners should report any violations or ruptured lines found to the Managing Agent immediately.

### Septic System

Each Homeowner will be responsible for maintaining, repairing or replacing the septic system on the Homeowners designated lot. Septic tanks shall be a minimum of 5' from the foundation of the home and must meet the Health Department requirements.

Note: In the past, the Health Department has considered the foundation of the mobile home to be the load bearing piers under the I-beams and not the perimeter of the mobile home or the skirting. Using this interpretation, this would allow you in most cases to place the tank a couple of feet closer to the mobile home; however, this should be approved by the Health Department prior to installation of a new tank or home.

### Electrical / Cable / Phone

1. Each Homeowner is responsible for all telephone, electrical and cable television service to such Homeowners dwelling including the cost of installation of electric meters, electric panels and the cost connection or disconnection of the same.
2. Each Homeowner is responsible for maintaining their own interior and exterior electrical panels. The exterior panel shall be sanded and repainted as needed and the lot number affixed to the front cover.
3. If a Homeowners' main exterior electrical panel is found to be unsafe the Managing Agent will report to the Homeowner in writing that his/her electrical panel is in need of repair and give the Homeowner a maximum of three months to make the repairs. If after three months the panel has not been repaired or replaced, the Managing Agent with the Board of Directors approval, shall have such panel repaired and/or replaced. The cost for the repair or replacement will be assessed against the Homeowner.

### TV Antennas

TV antennas shall not be allowed. The Managing Agent must approve the installation of 18" Satellite Dish equipment seven (7) days prior to installation. These dishes shall be installed in a manner that in not unsightly or offensive to the community.

### Clotheslines

Clotheslines shall be the umbrella portable type only. They must be removable at ground level and set back to the property lines 5'-0" to the back, sides and rear of property.

# LANDSCAPING

## Plans/Approval

The Managing Agent and Construction Committee must approve all landscaping and landscaping plans prior to beginning work (a minimum two feet set back from property line is required and 5' from any road). No Homeowner shall be permitted to erect any type of fencing, similar structure, or barrier including shrubbery planted for such purpose (wood or metal materials and/or trees/shrubs to create a fencing barrier situation). Shrubby planted meeting this requirement if at an intersection and is blocking the view of traffic shall be cut back at owner's expense to create a safe environment.

## Shrubbery

Shrubbery or trees should not be placed at corners of intersections so as to block the view of traffic.

## Side of Lots

Shrubbery or trees should not be planted between the open sides of lots that would restrict a neighbor from boat or Jet Ski parking.

## Maintenance

All areas, once landscaped, shall be maintained in a good and pleasing manner. Grass shrubs and trees shall be kept neatly cut and trimmed. 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 (10%) percent management fee to Homeowner.

## CARE OF MANUFACTURED MOBILE/MODULAR HOMES AND OTHER STRUCTURES

### Neatness

Each space must be kept neat and clean at all times and each Homeowner is responsible for keeping his/her home and other structures maintained in a neat and aesthetically pleasing manner.

### Underpinning

All homes must be underpinned; underpinning shall be completed within 60 days of delivery of the home to its space. Vinyl underpinning is not recommended due to the high wind zone and our past experience; however, if vinyl is used, it must be screwed with four (4) screws per panel and backed with pressure treated framing material for support. Homeowner shall provide a minimum of one crawl space opening near water shut off valve for home.

### Security of Home/Accessory Structures

Every home and accessory structure shall be properly tied down to resist lateral and uplift forces during high wind periods.

### Decking

Permanent decking of not less than 30 square feet must be installed at each door to mobile home.

### Repair/Replacement of Dwelling

The owner of any space may be required to repair or replace any dwelling or accessory structure that is in a state of disrepair or is not maintained in a good, attractive, clean, and safe condition.

## FACILITIES

### Swimming Pool

#### Availability

Hours are from 9:00 am to 8:00 pm

#### Pool Rules

- a) No glass of any kind is allowed in pool or inside the fenced-in area of pool.
- b) No diving in the pool is permitted because of its five-foot depth.
- c) No running, boisterous or rough play is permitted around or in the pool.
- d) Children under 12 years of age shall not use the pool without adult supervision.
- e) It is recommended Adults not swim alone.
- f) No person under the influence of drugs or alcohol should use the pool.
- g) No persons with eye, ear, or nasal infections are allowed in pool.
- h) No person with communicable disease allowed in pool.
- i) No animals or pets allowed in pool or fenced in area of pool.
- j) Pool is for the private use of members and their guests only.
- k) All persons using the pool do so at their own risk. Homeowners and Management are not responsible for accidents or injuries.
- l) Management reserves the right to deny the use of the pool to anyone at any time.
- m) Absolutely no smoking, drinking, or eating in the pool or within 2 feet of the pool water.
- n) We ask that you refrain from vulgar language or profanity in the pool area. We also ask that when playing music be considerate of others using the same space.

Goose Creek Identification Arm Bands are required on anyone inside the pool area. The HOA will provide up to four bands per resident and two guest bands at no charge. Worn out or broken bands can be replaced at no cost, if the broken bands or worn out band is turned in. Additional or lost bands will cost \$20.00 each. If additional guest bands are needed they can be obtained thru the managing agent. If not returned within 5 days the homeowner will be charged \$20.00 per band.

NOTE: Neither the Homeowners Association, the Board of Directors, nor the Managing Agent or any Homeowner 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 Homeowner or their guest.

## Picnic Shelter

It will be required that when a homeowner is using a Goose Creek Amenity or common areas (pool, picnic shelter, playground, and boat ramp) for large parties, weddings or special events in which many non-members will be in the park, the homeowner putting on the event will be required to sign a release document to hold harmless Goose Creek Landing HOA, managing agent, and the Board of Directors from any Liability for their guest.

### Availability

The Picnic Shelter available on a first come, first serve basis for special events and large gatherings. The shelter can be reserved for \$50.00 to be refunded after properly cleaned and left in a manner in which it was found. By contacting the Managing Agent. The homeowner who reserves the shelter will be responsible for any and all damages to the facility or it's fixtures, if the Board determines it was caused by negligence.

### Trash Cans

Trash cans and a water hoses are provided at the Shelter. After using the facility, the area should be cleaned and left in the same manner in which it was found. The user shall haul off any excess trash that cannot be put in the trashcans. Lights and water must be turned off after use.

### Camping

No tents, camping/travel trailers or motor homes are allowed to be parked within the community except with the permission of the Managing Agent. (48-hour maximum if approved)

## MARINA AREA / BOAT LANDING

### Availability

Marina area and boat ramps are available to Homeowners and their invited guest. Boat trailers shall only be parked in areas designated for such purpose on common areas and may only be left in such space temporarily (24 hours maximum).

### Decal

Every boat, Jet Ski, boat trailer and any other water vessel shall display the yellow "GOOSE CREEK LANDING" decal. Any water vessel or trailer without this decal is not permitted within the community. (Boat and boat trailer decals will be issued and recorded by the Managing Agent)

## Guests

Guests that are not staying overnight may only launch a vessel if a Homeowner is going to be on the vessel with the guest or if the Homeowner will be with the guest on another vessel.

## PIER / DOCK

### Availability

Boat slips that are available on the pier are to be used for temporary docking only. In no case shall a boat remain tied up without use for more than 36 hours without the consent of the Managing Agent.

### Conduct Around Pier

There is to be absolutely no jumping or diving from pier. The water around the pier is extremely shallow. Diving from pier would be extremely dangerous. No riding bikes or skateboards on pier. All running and horseplay on pier is prohibited.

## GARBAGE AND DEBRIS COLLECTION

### Garbage Containers

The Managing Agent shall provide one (1) garbage container for each space. Any Homeowner that wishes to have an additional garbage container may be provided one at their own expense and the garbage container must be substantially identical to that which was provided by the Managing Agent. **All garbage must be bagged** before being placed into garbage containers. No trash shall be disposed of other than that allowed in the garbage containers. Homeowner or Contractor must haul away any construction materials/trash within one (1) week. Construction sites shall be left daily in a clean and organized manner.

### Placement of Refuse Containers

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 other debris shall be allowed. All construction trash and debris shall be hauled away by Homeowner or Contractor to the appropriate waste facility.



## Cleanliness

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

## Garbage & Sewage in Sound

Disposing of any debris or garbage or discharging any sewage into the sound is absolutely prohibited, including cigarettes and cigars.

# VEHICLES/BOATS / JET SKIES AND GOLF CARTS

## Speed Limit

A maximum speed limit of 15 mph is posted thru out the community; speed limit will be strictly enforced. All vehicles including golf carts shall obey traffic signs.

## Parking

No parking will be allowed on any street or within four (4) feet of sea wall. Vehicles should not enter the roped off area in front of the sea wall or behind the stone wall at the water front without authorization from the managing agent.

## Personal Property

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

## Vehicles Allowed on The Premises

Go-carts, ATV's, mopeds, utility vehicles, or minibikes are not allowed on the premises. Motorcycles are permitted only to be used for transportation to enter and leave the community they are not allowed to be used for cruising in the park. Skateboards and the equivalent are to be used only in areas designated by the Managing Agent.

## Electric Golf Carts

Electric Golf Carts may be used for auxiliary transportation. Gas powered Golf Carts are strictly prohibited. Persons under the age of 16 shall not be allowed to operate a Golf Cart in the community. Non-licensed individuals under the age of 20 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.) Individuals with a learner's permit may operate Golf Carts if accompanied by a parent or guardian. Homeowners shall be responsible for verifying that Golf Carts are properly insured thru their Homeowners' policy or separate policy. Homeowner will be responsible for any damages caused to the community. (All Golf Carts shall display the lot numbers. These numbers shall be displayed on rear bumper or windshield.) Golf carts operating after dark must have both front and rear lights that are operable.

## Neighboring Property

Homeowners are not allowed to cross a neighbor's yard with Golf Carts, boat trailers, vehicles, etc. without prior consent of homeowner.

# ANIMALS

## Types of Pets Allowed

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 Homeowners mobile home and supervised and/or leashed at all times when out of the Homeowners home.

## Noisy & Unruly Pets

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.

### Homeowners Liability

Homeowners are responsible for injury or property damage caused by them, their guests or pets.

### Unattended Pets

Any pet not attended by an Homeowner or guest of an Homeowner and found on any other space may be removed or caused to be removed by the Managing Agent or its designee and will be 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.

### Cleanliness of Pets

No pet defecation shall be allowed to remain where produced. Homeowner shall remove pet waste from any common grounds or any other homeowners designated lot and dispose of appropriately. Failing to comply can result in a citation or fine.

## SALES AND RENTALS

### Rentals

No rentals are allowed.

### For Sale Signs

1. One (1) "FOR SALE" sign shall be allowed in the interior of a modular/mobile home that is visible through a window in such modular/mobile home.
2. One (1) "FOR SALE" sign (18"x 24" maximum size) shall be allowed on an empty space.
3. No construction signs or advertising signs shall be allowed to be placed on any lot

## LIABILITY OF HOMEOWNERS

### Children

Children must be kept under supervision at all times and the Homeowners shall be held responsible for the conduct of their children and guests.

### Responsibility of Homeowners Association and Managing Agent

Neither the Managing Agent nor the Homeowners Association will be responsible for the Homeowners or their guests. Loss or damage due to break-ins will be the responsibility of the Homeowner. Personal injury to the Homeowners, their family, guests, agents, employees, invitee or personal property shall not be the responsibility of the Managing Agent or the Homeowners Association.

### Loud Noises

Loud or excessive noises by radio, television, or noise otherwise created by the Homeowner or guests are not permitted. Fireworks are not permitted.

### Stealing/Vandalism

Stealing or vandalism will absolutely not be tolerated in our community or from our community. Persons caught stealing or vandalizing in our community or neighboring communities will be provided a hearing by the Board of Directors and may be permanently banned from entering on our properties.

## ENFORCEMENT

### Procedures for Fines/Citations and Suspensions of Association

#### Privileges

The Managing Agent will strictly enforce the Rules and Regulations and citations when necessary. The first citation will only be a warning. A copy of the citation will be kept for future reference. If a homeowner receives a second citation for the same violation, the homeowner may be fined up to \$150.00 per day for every day the owner is in violation. See below. The fine shall be paid within 10 days to GCLHOA. If the homeowner feels

they unfairly received a citation, they should appeal; in writing, to the Managing Agent within 10 days and request a hearing before the Board of Directors. If the Board of Directors rule against the homeowner by a majority vote, the fine shall be paid within 10 days of such ruling. If the fine is not paid promptly, a late fee will be accessed.

The lot owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred fifty dollars (\$150) may be imposed for the violation and without further hearing, for each day after the decision that the violation occurs. Such fines shall be assessments secured by liens against owner's property. If it is decided a suspension of planned community privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured.

### Security Gate Penalty

If an individual accidentally breaks the front security gate by vehicle or boat, the homeowner may be accessed a \$25.00 fine. If an individual is caught intentionally breaking the arm on the gate or vandalizing the gate, the homeowner may be fined up to \$500.00. If the expense to repair the gate exceeds \$500.00 the homeowner will be accessed such expense.

The Rules and Regulations are binding on all homeowners and their guests and invitees. Each homeowner will be responsible for informing their guest, subcontractors, service people or others they allow to access our community. If such person that the homeowner is responsible for receives a citation in which a fine is assessed, the homeowner will have the fine assessed against his/her lot. 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.

## Goose Creek Landing Home Owner's Association

Board President : Don Mitchell  
Board Vice President: Louis Clark  
Board Secretary: Terry Andrews  
Managing Agent: Phyllis Pennington

Board Members:  
Don Gray  
Kenneth Heath  
Hugh Kennedy  
James Godfrey



Making Good Memories  
With Great Friends

### BOARD OF DIRECTORS' MEETING

Date: Wednesday, July 12, 2017  
Time: 1:00 pm  
Place: Telephone Conference Call

Attendees: Don Gray, Don Mitchell, Kenneth Heath, Hugh Kennedy, Louis Clark and Terry Andrews

Absent: James Godfrey

The President, Don Mitchell, opened the meeting at approximately 1:00 pm.

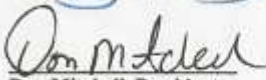
A discussion took place on adoption and approval of the revised Rules and Regulations dated July 12, 2017.

After discussion and debate Board Member, Louis Clark, made a motion to adopt the Rules and Regulations with no further changes. Board Member, Kenneth Heath, properly seconded the motion. All present Board Members voted to approve the adoption and the motion carried.

A motion was made at approximately 2:00 pm to adjourn the meeting. The motion was properly seconded. All present voted to adjourn and the meeting was adjourned.



Terry Andrews, Secretary



Don Mitchell, President

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