Revised and Updated Regulations Approved by the Board of Directors on Tuesday November 10, at the monthly directors' meeting.
Pool Rules Revised and Approved on Tuesday, June 21, 2022, at directors' meeting

Washington Harbour Homeowners Association
Rules and Regulations

General
Ownership of all the areas within the confines of the subdivision is vested in the property owners. This area, except the townhouses themselves, is known as the common property area and is our private property. This property is dedicated to the use and enjoyment of the residents. Guests are welcome, as they are in your home. Their conduct, however, is your responsibility as their hosts. Strangers on the property may be questioned and, if deemed unauthorized, asked to leave.

For their own safety, young children must be accompanied by a responsible adult while playing on common grounds.

With the exception of a family get-together, no group of six or more people may congregate on the common grounds when there are more non-residents than residents in the group. This may be waived by a majority of the Board for parties and other approved activities. The owner/tenant, (the resident), must also notify his/her immediate neighbors of any event such as this.

Property owners are directly responsible for the conduct of their tenants. It is the owners' responsibility to provide their tenants with a set of these rules and to familiarize them with each rule.

Fines and Suspension of Privileges
A Unit Owner is subject to fines for violation of regulations and rules. The establishment of such fines shall follow the procedures outlined in the North Carolina Planned Community Act 47F, Section 47F-3-107.1.

A Unit Owner is subject to suspension of voting rights and/or the right to use Washington Harbour recreational facilities for a period of up to 60 days for violation of the regulations and rules.

A Unit Owner is subject to fines for a Lessee's violation of Washington Harbour regulations and rules. "Lessee" means the party entitled to present possession of a leased lot, whether lessee, sublessee, assignee, or permissive occupant.

Vehicles
Vehicles, hover boards, scooters, skates, skateboards, bicycles, etc. are restricted to the roads and parking areas. Bicycles, motor scooters, RV's, cars, vans, trucks, and trailers are not permitted on the grassed areas except for essential maintenance and construction activity on a townhouse unit or on common grounds.

Golf Carts may be operated within Washington Harbour, but must be registered and inspected by the City of Washington Police Department.

Vehicles shall not be parked protruding over the curb and sidewalk. Be considerate of your neighbors when parking.

Our community parking areas are intended for street-legal, currently registered, and operable vehicles. No RVs, boats, trailers, or their combination shall be stored on common areas, including the parking lots, for periods exceeding 48 hours, except under emergency severe weather conditions. In extenuating circumstances, an extended stay, not exceeding two weeks, will be permitted. A boat owner must advise the secretary or a Board member by email or in writing, explaining their reason, if they need to use this provision. After notice to the owner, any RV, boat, trailer, or their combination parked or stored on common areas longer than 48 hours or the approved extension shall be towed at the owner's expense, including payment of any applicable storage fees.

Personal Possessions

Personal possessions such as grills, toys, bicycles, etc., are not to be left in the common areas. They must be kept in the individual unit's storage area. Articles of clothing, laundry, towels, and blankets shall be concealed from sight of the common area.

Boats, Kayaks and Docks

The owner or tenant of each unit is entitled to the use of a boat slip, if he/she owns a boat of suitable size for our facility. The boat must be owned by the owner or the resident. The dock master will try to allocate a slip, which will both meet the desire of the boat owner and be appropriate for the size of boat. Before the boat is moored at the Harbour, the boat owner must complete a Berthing Permit, which is obtained from the dock master. A tenant will need to get the permit countersigned by the unit owner, as the unit owner is financially responsible for any damage done to the docks or slips. When applying for a permit, all boat owners will need to prove their ownership of the boat by providing a copy of the boat registration to the dock master. Kayak owners, wishing to use the storage area, must obtain a kayak berthing permit from the dockmaster.

Modification to any boat slip for any particular use will be subject to approval by the board. No sunken or derelict watercraft shall be allowed at the docks or bulkhead area. Upon notification by the board, the Unit owner shall have a thirty-day grace period to remove or clean and repair the watercraft. Dock space may not be leased for any reason.

Visiting boats or kayaks staying overnight need to obtain a temporary berthing permit and slip assignment in advance. These are available from the dock master. All residents are responsible for visitors' use of the docks.

The wording of the Boat and Kayak Berthing permits has been approved by the WHHOA Board and should be considered extensions of these Rules and Regulations.

Children under the age of 10 are prohibited on the docks unless accompanied by a responsible adult. Running on the docks is prohibited. Walking on the bulkhead is prohibited.

Pets

Pets shall be housed within the owner's unit and maintained and controlled in such a manner that no nuisance will result to other residents. Dogs will not be permitted to run free, unless accompanied by and under the control of a responsible adult. Owners of dogs running loose or creating a nuisance will be subject to the City of Washington ordinance Chapter III (March 12, 1979) and amendments thereto. Animal waste must be collected immediately and deposited in the city waste container.

Dogs shall be maintained under restraint. A dog shall be considered under restraint if it is:

(a.) Controlled by a leash
(b.) At "heel" beside a competent person and obedient to that person's commands
(c.) Within a vehicle driven or parked and unable to bite a person outside of the vehicle

(d.) Within the property limits of its owner or keeper
(e.) Person providing restraint should be of proper age and size to effectively cause restraint (i.e. eight year old child with an 80 pound dog does not meet "proper restraint".)

Pets shall not create a public nuisance. Public nuisance shall mean any pet which:

(a.) Habitually or repeatedly chases, snaps, barks at pedestrians, cyclists, or vehicles or other animals or frightens individuals
(b.) Spreads garbage or trash container contents
(c.) Sits on other people's vehicles
(d.) Damages grass, gardens, shrubbery, or other real or personal property of others
(e.) Causes an unsanitary condition or smell emanating from enclosures or surroundings
(f.) Bites anyone without provocation
(g.) Is diseased or dangerous to public health

Trash

All trash shall be in containers/bags and deposited into the dumpster. Bulky items shall be broken down before being placed into the dumpster.

Refuse, including cigarette butts, must not be discarded on common ground.

Large amounts of garden refuse, Christmas trees, etc., shall be placed curbside on Hackney Avenue and West Main. There is a sign that says "Place yard debris here." PLEASE do not place yard debris in the dumpsters. (Revised June 2022)

No vehicle or trailer shall block the dumpsters.

We encourage recycling, which is picked up early Wednesday mornings. Items for recycling shall be deposited into the blue bins beside the dumpsters, unless you have an individual green recycling bin.

Insurance

Each owner of a unit shall procure, maintain, and pay insurance coverage, equal at minimum to the tax valuation of all buildings standing on the lot of your unit. Insurance coverage shall always remain effective regardless of occupancy status. A valid policy must be available to the secretary every year, upon request.

Please continue to Page 4 for the Pool Rules.
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Pool Rules Revised June 21, 2022

Washington Harbour Pool Rules

All users of the pool do so at their own risk. There are no life guards on duty.

- **The pool gate is to be kept closed and locked at all times.**
- **Running, horseplay, boisterous conduct, loud music and abusive or vulgar language will not be tolerated.**
- **No glass is allowed within the pool area; this includes bottles.**
- **The pool life ring is for emergency use only. It is not a toy.**
- **Nothing is to be thrown into the pool. Pebbles and coins and other such objects interfere with pool cleaning and operation of the filter. They can cause the pool to be shut down for costly repairs.**
- **Dogs and other pets are not allowed in the pool area.**
- **Children under the age of 16 must not use the swimming pool and its area without responsible adult supervision.**
- **Hours of pool operation are sunup to sundown.**
- **Emergency phone, which automatically calls 911, is located on the side of the pool house. Please note that the official address of our pool is: 131 Washington Harbour.**
- **Pool parties are not allowed.**
- **Adults should not swim alone.**
- **No person with a communicable disease, or skin, eye, ear or nasal infection is allowed in the pool.**
- **No person under the influence of alcohol or drugs may use the pool.**
- **All refuse, including cold cigarette butts, must be placed in the trash container located near the gate.**
- **The enclosure of the pool and its area are private property, for the use of residents. It is not a public facility. Residents may bring their family to the pool. Non-family guests are limited to 4 at a time and must be accompanied by the resident. The total number of people using the pool at one time, from any one unit, is six. Residents are responsible for the actions of those they have invited.**
- **No diving is allowed.**

If you know of anyone using the pool who is not supposed to be using it or if people are using the pool outside of pool hours, it is your responsibility to question the person, or call a director or the secretary, or call the police; whichever is appropriate in the situation. There is a "No

Trespassing" sign on the pool gate. Please, help keep the pool area neat and tidy. Pool floats and toys should be returned to the area next to the pool house.

Architectural Control Rules

Stucco

Stucco surfaces shall be white. Paint applied to stucco surfaces shall be white Conflex or match white Conflex. This stucco paint is available at Sherwin Williams. Stucco shall be painted when areas of discoloration or peeling are greater than or equal to 1 foot square. Discoloration is defined as 2 shades of deviation on standard color chip from approved color. Stucco cracks or deterioration in excess of 1 foot shall be repaired and painted. If a stucco repair is needed, the area shall be painted within 14 days of completion of repair. Stucco repairs and painting shall be applied to entire facade or face of building where crack(s), deterioration, peeling or discoloration has occurred. Stucco shall be washed when areas of mold, mildew or dirt are greater than 1 foot square.

Vinyl Siding

Vinyl siding shall be one of three approved styles in white. The approved styles shall be vinyl square shake, vinyl lap style or vinyl stucco pattern. Vinyl siding shall be replaced when visible cracks are 3 inches or larger, or holes larger than 3 inches in diameter are present. Siding or vinyl trim must be replaced when missing, torn loose or mounting components are visible. Siding shall be washed when areas of mold mildew or dirt are greater than two foot square.

Shingles

Shingles shall be Owens Corning Duration™ Premium Shingles, color "Terra Cotta" or shingles of similar quality, appearance and color. Individual shingle strips measure 13 ¼ inches by 39 3/8 inches. Shingle roofs shall be maintained in good condition. Each shingle strip of a Unit shall not exhibit any of the following shingle conditions whether alone or in combination. Shingle edges shall not be buckled, curled, ragged or split. Shingle surfaces shall not be worn or deteriorated with granule loss, blistered or brittle. Shingles shall adhere securely to the roof. Shingles shall be free of mold and mildew. Missing shingle strips shall be replaced.

Doors

Front doors shall be painted to match Sherwin Williams(SW) Fire Weed Red, Gallery Green or White. Storm doors shall be white or brown. If the storm door is painted, it shall match SW Fire Weed Red, Oxford Brown or White . Shed doors shall be painted to match SW Fire Weed Red, Oxford Brown or White. Garage doors shall be White. Doors shall be painted, refurbished or replaced when a 6 inch area is peeling, blistered, dented, or missing paint or color. Doors shall be washed when areas of mold, mildew or dirt are greater than 6 inches square.

Windows

Window frames shall be white or brown. Window molding or trim shall match the frame or may be white. If window frames are painted, the frames shall be white or Oxford Brown or match Sherwin Williams Oxford brown. Painted window molding or trim shall match the window frame or may be white.

Painted Trim

All painted building trim shall be Oxford Brown or match Sherwin William's Oxford Brown.

Awnings

All awnings must be free of mildew and have no rips or holes. A work order must be submitted before a new awning can be installed. The order must include color as well as design.

Fences

Fences shall not exceed 6 foot in height. Fences shall be painted semi-gloss Oxford Brown or match Sherwin Williams semi-gloss Oxford Brown. Vinyl fences shall match Oxford Brown. Fences shall be erect, level and shall be connected to building or post. Missing, broken, splintered or buckled fence slats shall be replaced. Fences shall be washed when 3 or more fence slats have mold or mildew. Replacement fence slats shall be of the same type and style as the existing fence. Gates shall be erect, level and connected to post and be in good working order. All changes to fence type or style shall be approved by the ACC.

Decks, Steps, Wheelchair Ramps and attached Railings

Decks, steps, wheelchair ramps and attached railings shall be of salt treated wood and shall be painted when cured. Decks, steps, wheelchair ramps and attached railings shall be painted semi-gloss Oxford Brown or match Sherwin Williams semi-gloss Oxford Brown or Terra Cotta, except that the decking of wheelchair ramps may remain unpainted. If stained, they shall be stained a color matched to Oxford Brown or treated with Cabot SPF 48 month Deck and Fence Finish Sunray # 3855. Decks, steps, wheelchair ramps and attached railings shall be erect, level and shall be connected to building or post. Missing, broken, splintered or buckled boards or components shall be replaced. Decks, steps, wheelchair ramps or attached railings shall be washed when 6 or more boards or railings have mold or mildew. All decks, steps, wheelchair ramps and attached railings or any design changes to existing decks steps, wheelchair ramps and attached railings shall be approved by the board.

Access for Maintenance and Repair

Each Unit Owner is responsible for the maintenance and repair of his Unit and the Lot on which the Unit is situated. Each Unit Owner shall afford to the Association and to other Unit Owners access through the Lot and upon the Unit when reasonably necessary for any maintenance, repair or replacement activity.

Landscaping

Planting beds shall be free of weeds and trash. Seasonal plantings shall be pruned or removed at the end of each growing season. Dead or diseased trees, shrubs and plantings shall be removed. Trees, shrubs and plantings shall not obstruct sidewalks, common areas or neighboring properties. Trees, shrubs and plantings shall be neat, pruned, tended and not be overgrown or have leggy branches. Vines shall be contained within the deeded limits of a Unit. Vines shall be supported by a trellis, an

arbor structure or fence. Trellis or arbors shall be brown, black, or white. An adjudicatory panel convened to arbitrate a fining violation shall apply a "reasonable person standard"; that is, "Whether a reasonable person looking at the area in question would find it unsightly."

Regulation Concerning Article VII, Architectural Control, of the Declaration of Covenants, Conditions and Restrictions

Work Notice Procedures (Work Orders)

A Work Notice form must be submitted to the Board of Directors before any work is performed on your unit. This helps to preserve property values and aesthetics. It also helps to ensure that all work is performed by licensed and insured contractors for the protection of common areas and infrastructure.

A Unit Owner submitting a **work notice** application pursuant to Article VII, Architectural Control, of the Declaration of Covenants, Conditions and Restrictions for architectural review **shall provide notice of the application to Washington Harbour Unit Owners who reside on both sides of said property.**(hereinafter the "affected Unit Owners") of the application and its contents. The notice shall be provided to affected Unit Owners at least 30 days prior to the date the application is mailed to the Secretary of the Association. The Unit Owner submitting the application shall cause the notice to be hand delivered or sent prepaid by United States mail to the mailing addresses of the affect Unit Owners maintained by the Secretary of the Association, or sent by electronic means, including electronic mail over the Internet, to the electronic mailing addresses of the Unit Owners maintained by the Secretary of the Association.

The Washington Harbour Board of Directors or its designated Architectural Committee shall disapprove any application submitted pursuant to Article VII if a Unit Owner fails to attach to the application documentation that the affected Washington Harbour Unit Owners were sent notice of the application 30 days prior to the date the application is mailed to the Secretary of the Association. If the Board of Directors denies the application based upon a Unit Owner's failure to document compliance with the notice requirement, a Unit Owner may resubmit the application upon proof that at least 30 days notice of the application was sent to affected Unit Owners.

Drainage License

The Board of Directors may approve a license to construct a drainage encroachment if a Homeowner submits substantial evidence that the construction is reasonably necessary to protect or support the structural integrity of a townhouse building. The licensed drainage construction shall not be visible on the surface of the Common Area and shall not obstruct any use or enjoyment of the Common Area including, but not limited to, lawn maintenance. A Drainage License is revocable and not transferable by the Homeowner and may contain other conditions, terms and fees approved by the Board. Fines and/or suspension of planned community privileges or service may be levied against a Homeowner in violation of this regulation in accordance with the procedures outlined in Section 47F-3-107.1 of the North Carolina Planned Community Act, Chapter 47F.

Regulations and Standards updated **November 2026**. This supersedes any rules/regulations dated before June 2019.