

New Rules Added to the PEHOA By-Laws by the Board of Directors

Outbuilding Appearance in PEHOA Outbuilding March 30, 2011

Appearance in PEHOA An outbuilding's siding color, design, structure and materials shall be the same as that of the main structure. Additionally, as stated in article VIII, Dwelling Quality and Size of the Restrictive Covenants, "...shall be approved in writing by submitting plans to the architectural committee/Board."

Rule for Fencing Materials in PEHOA March 30, 2011

Fencing materials for use within Plantation Estates shall be wooden sections, split rail, chain link (backyard only), wooden planks/boards, PVC (vinyl), brick or wrought iron. As stated in the Restrictive Covenants Article VI, Architectural Control, "No building, fence, wall, road, driveway, dock, pier, seawall or other structure shall be commenced, erected or maintained upon the Property Concerned...until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of design and location in relation to surrounding structures, lots and topography by the Board..."

Rule for Maintenance of Cleared Lots in PEHOA March 30, 2011

A cleared lot whether unimproved or improved will be mowed/bush hogged as necessary so grasses, weeds and saplings are no taller than one (1) foot in height during the year. An improved lot will be defined as one having a septic tank, and/or well and/or structure on it.

"Violations of the Covenants" September, 2022

When a situation arises that a member of the Plantation Estates Homeowner's Association is in direct violation of the Restrictive Covenants, By-Laws, or Rules of the Association, the PEHOA Board of Directors will proceed with the following:

A notice of the violation will be sent to the member explaining the rules and that a correction is required and must be resolved within 30 days.

The member would then have an opportunity within the 30 days to explain to the Board why they have violated the rules and their plan to make necessary corrections.

Following the 30 days, if the Board feels the homeowner is willfully disregarding and not resolving the violation, the Board can vote to impose a fine of up to \$100/ per day for each day the violation continues.

If more than one violation against the member is noted, a fine for each violation may be imposed. The accrued amount of the fine will become a lien or charge against the property, and will be handled by the PEHOA attorney and Onslow County court system.

“Member at Large” September, 2022

ARTICLE III “BOARD OF DIRECTORS” - Section 2 of the Plantation Estates Homeowner’s Association **By-Laws** states that the number of directors constituting the Board of Directors shall be five (5).

Article V “OFFICERS” contains a list of the duties of the Chairman, the Vice Chairman, the Secretary and the Treasurer, but fails to list the fifth director.

Hereinafter, the fifth Director shall be called “Member at Large”. The duties of the Member at Large shall be an additional representative for the members of the association and shall carry voting privileges as the other directors.

“Rentals and Lease Agreements” March, 2023

The leasing or rental of empty lots is not permitted.

A home may be rented or leased for residential purposes only. The term of the rental or lease agreement of a home shall be a minimum of three (3) months. The person, who holds the lease from the owner of the property, shall not sub-lease the property at any time during the rental term. After the original lease term is expired, the lease may be extended on a month to month basis. All Covenants, Rules and existing By Laws that are now in effect shall be obeyed and enforced by the Plantation Estates HOA. The homeowner will be responsible to ensure compliance with all covenants, rules and existing by-laws.