

THE SHORES AT LANDS END HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

CLUBHOUSE/POOL USE

The clubhouse is available to reserve at no charge to members of SLEHOA. Use of the pool and outside showers are also available to members of SLEHOA. When a member reserves the clubhouse for a private function, the member must be in attendance for any reservation activity and cannot assign the reservation to a non-member. The clubhouse may be used for recreational purposes only; the swimming pool is not reserved as part of the reservation request and is open to all members and their guests. Pool users will use the outside restroom and shower facilities when the clubhouse is reserved. Members who reserve the clubhouse may not use the premises to conduct business or commercial enterprise of any type. Use of the clubhouse for commercial services, especially where non-members are being serviced, could expose the Association to insurance risks and is not permitted.

GRILLS ON SLE PROPERTY

Grills are allowed on the property but may not be placed on the porches of the clubhouse or inside the pool area. Grilling must be done in the open park areas and be located a minimum of 20 feet from the clubhouse or pool areas to avoid the smoke and fumes from irritating others using the facilities.

BOAT RAMP

Members may use the boat ramp at the clubhouse to launch watercraft. After launching watercraft, all vehicles and trailers must be moved from the boat ramp and parked in the clubhouse lot or moved to the member's lot. The boat ramp must not be blocked by a vehicle, trailer, or other obstacle and only used for the input and removal of watercraft.

ANIMAL RESTRICTIONS

Animals are not allowed to be housed in any pens or out-buildings on a full-time basis. A small, enclosed pet house is allowed but pets cannot remain outside full time and must not become an annoyance or a nuisance to the residential neighborhood.

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RECREATIONAL EQUIPMENT/STRUCTURES

Recreational equipment and structures such as swing sets, trampolines, sand boxes, fire pits and swimming pools may be placed in the backyard only of a homeowner's residence and must comply with any Perquimans -County regulations that are applicable.

FENCING

The construction of all fences must be approved by the Architectural Review Committee prior to installation. Fencing is only allowed in the rear area of the home and cannot enclose the sides and front of the house. Decorative frontage fencing is allowed in the front of the house. Chain link, wire or utility fencing are not allowed. Fencing on waterfront lots (Little River, Albemarle Sound, canal and lake) cannot be more than 5 feet high and must be constructed in a manner so that it can be see-through as not to obstruct or limit the view of their neighbors. The fencing must have the finished side facing out. All fencing must be approved by the Architectural Committee prior to installation.

LOT MAINTENANCE

All members shall be responsible for clearing any and all obstructions (such as fallen tress) which intrude or protrude from their individual lot onto or into any common area, including the surface of the lakes or waterways. Should a lot owner fail to remove such obstruction from a common area the Homeowners' Association shall have the authority to remove such obstruction and any and all costs associated with removal shall be taxed to and collected from the lot owner. This type of obstruction may be in reference to the overgrowth of weeds, fallen trees and limbs and other hazards that must be removed.

CANAL AND LAKE SHORE MAINTENANCE

In the lakes and canals alligator weed must be controlled by using an NC Extension Service approved substance. This is the responsibility of the members/landowners. Should a lot owner fail to remove the overgrown weed the Homeowners' Association shall have the authority to remove it, and any and all costs associated with such removal shall be assessed to and collected from the lot owner.

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LOT SALES / TRANSFER OF OWNERSHIP

Members must notify the Homeowners Association of the sale of their property PRIOR TO A SALE with as much notice as possible to ensure that the SLE member database is up to date, that a final Statement of Account can be issued to the member and appropriate attorney(s) handling a closing, and the Lot Transfer Fee invoice for \$100 is collected accordingly.