

**RULES AND REGULATIONS**  
**ROCKPORT AT WEST BAY ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**Revised March 16th, 2022**

The intent of these Rules and Regulations is to protect the value and desirability of your property and to create a safe and enjoyable environment for the Owners, guests, and residents of Rockport. Your cooperation by adhering to these Rules and Regulations will contribute to this endeavor. These rules and regulations, together with the By-laws and Restrictive Covenants of Rockport at West Bay Estates Homeowners Association, Inc. (HOA), are applicable to all Owners, residents, invitees, guests, and tenants within the Rockport community. Failure to comply can result in compliance actions as authorized in the By-laws and Covenants.

**ADHERENCE TO RULES:** All Owners are responsible for the tenants, residents, and guests of their units. It is, therefore, the Owner's responsibility to be certain that tenants, residents, and guests adhere to all rules and regulations.

**ARCHITECTURAL - ALTERATIONS AND ADDITIONS\*:** No Owner or resident shall permit any external structural modification to any unit without written consent from the Board of Directors\*\*.

No Owner or resident shall cause or permit to be caused any improvements or changes to the exterior of the buildings or any of the common areas of Rockport at West Bay Estates including, but not limited to, painting, staining, electrical wiring, antennas, lattice work, tool sheds, awnings, canopies, shutters, installation of air conditioning units in garage windows, or other objects which protrude through the walls, without written consent of the Board of Directors.

Gutters are permitted without special written consent of the Board of Directors as long as all gutters, attachments, and fixtures match the unit's painted color. (Contact HOA management company for your unit's color.) Owners may paint their front entrance door a solid color with written consent of the Board of Directors.

\*Any and all architectural alterations and additions apply to any structures (including sheds and fences), attachments, or fixtures that are seen above the fence line on any lot, from the common areas (including streets), or require permit to install. Written consent from the Board of Directors is required or applicable violations will apply.

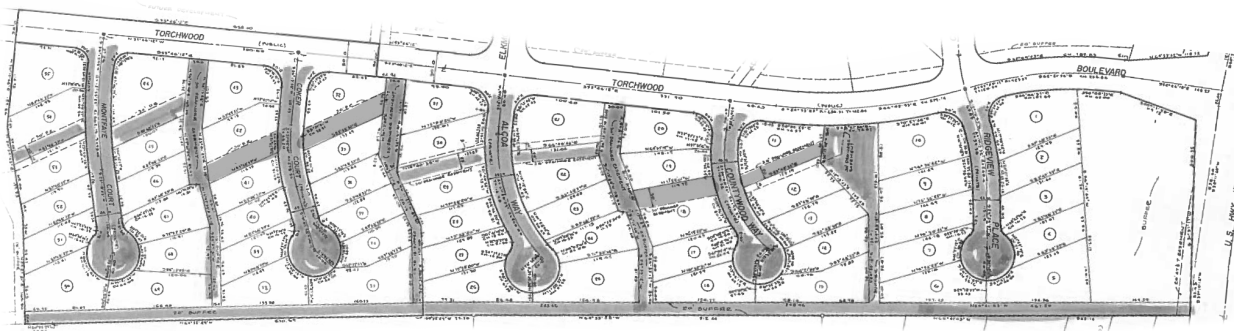
\*\*The Board of Directors serves as the Architectural Committee responsible for approving architectural alterations and additions. The Board of Directors will approve, deny, or respond with comments within thirty (30) days of receiving your Architectural Request Change (ARC) form. (Although this regulation is governed by the Bylaws, the board typically responds within five (5) business days.) ARC forms can be requested from the HOA management company.

**COMMON AREA\*:** Property damage to the common areas will be assessed to the responsible resident or Owner. Owners, tenants, residents, and guests may not alter the common areas

without the Board of Directors' prior written approval. Owners, tenants, residents, and guests may not place personal items in the common area. All such items are subject to immediate removal at the Owner's expense. No dumping or placement of trash in the common areas is allowed. Any use of the common area deemed to be improper by the Board of Directors, in its sole discretion, will result in violations or fines assessed against the account of the Owner of the unit involved (or whose tenants, residents, or guests were involved).

\*Private lots are not common areas. Common areas are owned by the HOA and include swales, streets, and any part of Rockport at West Bay Estates not owned by a private Owner.

Map of Rockport at West Bay Estates common area (see shaded gray areas):



**GARAGE SALES:** Yard or garage sales are strictly prohibited, except for the third Saturday of May and November. Items may be placed in the driveway no earlier than 5am and no later than 1pm the same day as the event. (Rain makeup day for each yard or garage sale day is the following Saturday.) Owners may request special permission to hold a yard or garage sale outside of these times with written consent of the Board of Directors. No signs, tables, furniture, or items may be placed in the grassy areas or cause traffic or damages to any lawn.

**GARBAGE - TRASH:** All garbage, recycling, and trash shall be kept in containers and stored in garages or backyards concealed from view, except containers are allowed to be placed on the street or driveway no earlier than one day prior to collection day. Containers are to be brought in and placed out of view the same day after collections. To reduce road wear, noise, and trash container visibility, all residents are required to use a Board of Directors' approved contractor. GFL Environmental, Inc. is currently the contractor for Rockport (910-762-7563).

**HOLIDAY DECORATIONS:** Christmas lighting and decorations may be displayed from December 1st through January 15th only. Easter, Halloween and other holiday decorations may be displayed 2 weeks prior and 1 week after the holiday.

**LANDSCAPING:** Rockport at West Bay Estates Homeowners Association is responsible for fertilization of grass, grass maintenance, weeding, annual pinestraw disbursement, and annual prunings for common areas and the front of private lots. (This applies to landscaping done to

private lots and common areas that are not within private backyard fenced areas.) Debris from maintenance, or any trash, vegetation, or materials, are not to be thrown over the fences into swales and ditches. Pathway lighting is permitted per Lighting section of these regulations.

Board of Directors schedules disbursement of pine straw bedding to each lot once annually. Owner may opt out of pine straw bedding if they prefer to use other approved bedding materials and must maintain their bedding at their expense. Owner may make additional plantings in the bedding area at their own expense and maintenance. Owner's lack of maintaining their custom bedding materials and vegetation will result in violation.

Permitted bedding materials: brown mulch; white, gray, or tan rock; white, gray, or tan pea gravel; white, gray, or tan edging stones; and natural aggregate and river rock stones. Examples of bedding materials that are not approved include, but are not limited to: red mulch, red rocks, brick chips, and pine bark mulch. If Owner has any concern about the approval of their bedding material, they should contact the Board of Directors.

Altering of bedding size and shape requires approval from the Board of Directors.

Pruning of bushes will be maintained once a year by the HOA. Owner may opt out of annual pruning if they prefer to prune themselves. The HOA is not responsible for maintaining any vegetation the Owner has planted.

Acceptable yard decor is approved in the front bedding areas only and may not be placed in any of the grass areas. Acceptable yard decor includes garden accessories, flower pots, metal chairs, metal tables, benches, and fountains. If Owner or resident has any concern about the approval of their yard decor, they should contact the Board of Directors. Please see Holiday Decorations rule above for temporary holiday decor regulations.

**LIGHTING:** No resident shall display or install colored lights of any type, except bug lights or temporary holiday lights. Low, ambient, white path lighting is permitted. Fully functioning white bulb string, non-holiday, non-colored lights, are permitted. Bright, obtrusive lights of any kind are not permitted and lights may not shine toward neighboring unit's lot, and must only illuminate your own lot. (See Holiday Decorations rule above).

**NOISE - OFFENSIVE ACTIVITY:** No obnoxious or offensive activity shall be carried on which is, or may become, an annoyance to the neighborhood. Excessive noise is not permitted at any time. This includes, but is not limited to stereos, televisions, motorcycles, idling vehicles, musical instruments, loud noises, noisy parties, loud voices, and barking dogs.

For violations, please contact HOA management to report. If a nuisance occurs during county mandated quiet hours, contact the Sheriff's Department's non-emergency number (910-452-6120). Call 911 for emergencies.

**PARKING:** Extended parking in the street over six (6) hours and overnight parking in the street for any vehicle is prohibited. No vehicle parking or driving on private lots or common area lawns at any time as they are maintained by the HOA. Owner will be responsible for damages incurred. Absolutely no blocking of driveways or entrances/exits at any time. Vehicles obstructing traffic will be towed at the vehicle owner's expense.

**PETS:** All Owners and guardians of pets are required to clean up thoroughly after their pets, including common areas and private lot areas in front of fences, and areas behind fences. Pet waste smells are not permitted at any time and will result in a violation. Pets are not allowed to run free and must be properly leashed and escorted at all times when they are outside the units. New Hanover County Animal Control ordinances are applicable. (See Noise - Offensive Activity rules above.)

**RENTAL PROPERTY:** Owners who rent their property shall promptly furnish the tenant and rental property management company with Bylaws and Rules and Regulations, and of any changes thereof. Property Owners shall furnish a copy of the current Rules and Regulations to their tenant and make them part of and an addendum to their lease. Property Owners must provide HOA management company with most current contact information for tenant and rental management company upon any changes in tenancy or rental management.

**SIGNAGE:** No Owner or resident shall permit any sign, lettering, or advertisement to be exhibited, displayed, inscribed, painted, or attached in any manner to any part of the building, lot or common area or property of the residence without the written consent of the Board of Directors. This includes, but is not limited to, "For Sale" signs, political flags or signs, and offensive symbols or language. Absolutely no grass may be disturbed by "Realtor Listing" box. Owner may place one standard "Realtor Listing" box, or open house sign, containing flyers with information on the home for sale in the small plant bed adjacent to the front entry area. No other signs, tubes, or similar items may be placed on the lot. No such items may be used to advertise a home for rent.

**SOLICITATION:** No solicitation will be allowed anywhere in the Rockport at West Bay Estates community without express permission granted by the Board of Directors. Contact Sheriff's Department (910-452-6120) to report solicitors. Owners may place a "No Soliciting Sign" (no larger than 8.5" x 11.5") at their front door.

**STORM/WIND PROTECTION:** Hurricane gable covers\* are permitted to be used 1 week before and 1 week after a named storm threat or event. Gable covers must be painted to match each unit's color if installed for longer than a named storm event.

\*Hurricane gable covers are triangular pieces of wood that are installed over attic vent slotted openings at the front and back of each unit. They prevent wind driven rain from saturating attic spaces during named storms, but are recommended to be removed to allow attic air flow and prevent excessive heat retention that could potentially be a fire hazard. Please contact Board of

Directors for a template if your unit does not have gable coverings.

**STORM WATER RUNOFF\*:** No resident shall place debris, plant prunings, or other items in swales or ditches on the property. Same shall be properly disposed of by the resident. Owner will be responsible for damages incurred due to flooding and blockages caused by negligence to follow this regulation.

\*It is vital to the Rockport at West Bay Estates Community that swales, ditches, and other areas of runoff remain free from debris and blockages to prevent flooding and damages to the community.

**UNSIGHTLY CONDITIONS:** No resident shall permit the grounds, patio, or driveway to be left in an unsightly condition. This is inclusive of storage on porch decks and fences, including but not limited to, coolers, tools, beach chairs, lawn mowers, children's toys, grills, tarps, rugs, and any other personal items not normally expected to be stored outdoors. Same items will not be permitted to remain visible from common areas, streets, and in front of fences for longer than two (2) days without written permission from the Board of Directors.

**VEHICLES - BOATS - TRAILERS, ETC.:** No boat, camper, trailer, motor or mobile home, jetski, ATV, or similar type vehicle, shall be permitted to park on any street, common area, or any location visible from the common area or street (including above the fence line in private backyards) at any time without the written consent from the Board of Directors. (Includes, but is not limited to, box or flat trailers, box or van dual wheel trucks, or trucks licensed for over % ton payload). Boats and trailers may be parked in the Owner's driveway for no longer than one (1) day without written permission from the Board of Directors. No vehicle repairs can be made in driveways or other areas visible from the street or other lots. No inoperable or immobile vehicles, whether or not containing current registration, shall be permitted to remain in any driveway or on any street.