

McClelland Townhomes

WELCOME TO OUR COMMUNITY!

This is a list of community rules and guidelines to help us continue to keep our neighborhood looking neat and clean. Adopted on 11/02/16.

SECURITY- Outdoor spotlights for the rear and front of buildings and under the eaves as deemed necessary by the homeowner are now acceptable and can be installed, at the owner's expense. Owners are encouraged to also consider installing and using some form of alarm system for their property.

PETS- All pets must be under control of their owners at all times per HOA rules and New Hanover County leash law. Pets should relieve themselves away from homes and owners are responsible for cleaning up after them. Bring a plastic bag with you when walking your pet, and discard pet waste in a trash container. "Doggy Depot's" are located in three areas of McClelland, providing waste bags and waste cans on site.

PARKING –There is no parking in the grassy common areas of the community. There is to be no parking other than on the designated parking pads for each unit. All owners/residents are to park on the pad to the unit assigned. Owner(s) that need to enlarge the parking pad may do so with the Associations approval. Any parking on non-designated parking areas is subject to tow without prior warning and at the owner's expense. The towing company is Earls' Towing at 910/254-0220.

EXTERIOR- No alteration or improvement shall be constructed to the exterior without the approval of the Board of Directors. Recreational equipment, toys, beach towels, garden hoses, etc. should be stored out of sight. **BASKETBALL GOALS ARE NOT PERMITTED ON PRIVATE OR COMMON AREAS.**

TRASH CONTAINERS/ CORRAL- The occupant shall keep all garbage in a container provided by the city, and the containers should be kept hidden from street view behind the trash corral. The trash containers should be put back in place, behind the corral, within 24 hours of trash pick-up. Bulk and large items can be picked up by the city, free of charge on trash days, call at least a day in advance to schedule pick up. The number to call is 910-341-7875.

RECREATIONAL & JUNK VEHICLES- No boat, camper, trailer, immobile or unlicensed vehicle shall be permitted to remain on the property. After a 36 hour notice such vehicle will be towed at owner's expense.

LANDSCAPING IMPROVEMENTS- Common area improvements are not allowed without prior approval from the Board of Directors. This includes those areas in the front and rear of individual units.

DAMAGES-The owner or tenant shall be liable for any damages to the common areas, landscaping, and parking areas. The McClelland Townhomes HOA is only responsible for normal wear and tear on the exterior of units. Patio fences are the unit owner's responsibility.

NUISANCES - No noxious or offensive activity shall be allowed, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. **NO YARD SALES ALLOWED.** Please report any loud behavior to the Police Department and then contact The Association in writing.

GRILLS- Every precaution should be taken to reduce the risk of fire. Hot coals should be disposed of in a metal container. Grills must be kept at least 10 feet from all combustible materials and structures as per North Carolina fire code.

CIGARETTE BUTTS- Please do not discard in any of the common areas. Please use ashtrays, not front yards.

RETENTION POND- The retention pond is for storm water drainage purposes only. It is not for recreation and no trespassing is allowed beyond the chain link fence.

WINDOWS- Window blinds should be white or in a neutral shade and should be in good condition. If broken they should be replaced. Drapes or curtains should also be in a white or neutral shade from street view.

FRONT PORCHES –Front porches should be kept clean and neat. They are not to be used for storage; no coolers, toys trash, etc. Towels, rugs or clothing should not be hung over the railings.

DECORATIONS-Any holiday decorations should be taken down no longer than 3 weeks after holiday that is being celebrated.

SIGNS – No signs are permitted on any lot or common area property without permission from the board of directors.

Enforcement Procedures

In accordance with the bylaws of McClelland Townhomes Homeowner Association Inc., Article 2, Section 2.2, i, the Board of Directors have approved the following enforcement procedures for a violation of the Rules and Regulations, Declaration of Covenants, Conditions and Restrictions and By-Laws of McClelland Townhomes:

1st Violation- Resident / Owner to receive a reminder warning letter

2nd Violation/ Occurrence- Owner to receive letter of violation and possible \$50.00 fine with hearing notice

3rd Violation and Continuing Violation / Occurrence- Owner to receive a letter of violation and a \$100.00 fine, per day or per occurrence will be assessed

Prior to fines being assessed, as noted in the enforcement procedures, the owner will be notified in writing and given the opportunity to appeal to the Board of Directors with a request for Hearing according to Due Process.

All Correspondence must be submitted in writing to:

Archway HOA Management, LLC
4608 Cedar Ave, Bldg #3, Suite 114 Wilmington NC 28403
(910)-613-0808 Jbarnes@archwaymgmt.com