

"WATERWAYS EDGE HOMEOWNERS ASSOCIATION RULES (June 2016)

The following rules and regulations supplement, define, and/or clarify the Association's Covenants or By-Laws. They have been established by the Association's Board of Directors (BOD) to facilitate the execution of their duties and obligations. They also ensure the general welfare and appearance of the community.

1. COMMON AREAS

Common areas are for the use of owners and their guests. Any other use, or alteration of the common areas shall not be done without BOD approval.

a. Honor Overlook Guidelines:

1. The Overlook is to honor residents of WaterWays Edge.
2. Pavers may be inscribed as desired; cost of inscription will be the responsibility of each individual.
3. Blank pavers are available for inscription and may be obtained from a board member.
4. Applications will be taken and approved by the Board of Directors.

2. LOT MAINTENANCE AND DEVELOPMENT

Owners of unimproved lots must make arrangements to cut and maintain underbrush to a maximum 3 foot height within 100 feet (in all directions) of a home, up to the waterfront (excluding wetland vegetation).

3. PROPERTY MANAGEMENT

The use exterior antennas are allowed, But they may not extend any higher than 10 feet above the roof line and span more than 12 feet.

4. RE-SUBDIVISION OF LOTS

(The following supplements the standards defined in the Waterways Edge Protective Covenants page 15, subsections 12.)

In the event any combined lots are re-subdivided to their original plots, the owners of the lots shall be responsible for all Associations dues and assessments dating back to the official combination of said lots.

5. ARTICLE 4B CLARIFICATION

Using a recreational vehicle (RV) as a temporary living facility is acceptable and allowed provided that the following exists:

- The owner of the property has an active Craven County Building Permit for the construction of the home and is in the process of building that home.
- Only one RV is allowed per lot and per building permit.
- The duration of this temporary living facility will not exceed 3 years from the date of the issuance of the initial building permit.

If the Craven County Building Permit expires or is revoked, the RV will be removed from the property within one month of the date the permit became active.

Following the completion of the home construction and receipt of the Certificate of Occupancy, the RV may be stored on the homeowners property and can be used as occasional guest housing. The RV can no longer be used as a full time living facility. Occasional use of an RV on unimproved lots is allowable for durations of no longer than one month and no more than three months in any calendar year.

RV's of visiting friends and relatives may be temporarily parked on the homeowners property and used as a living facility provided that the duration of the visit does not exceed one week. The maximum number of RV's which can be parked on any one lot at any given time shall not exceed 5.

An RV is considered to be a motor home, travel trailer, 5th wheel or pop-up camper. Mobile homes, trailers, park trailers, and all other non RV living facilities on wheels are not considered to be recreational vehicles and are not allowed.

6. HOME CONSTRUCTION PROCESS

Upon receipt of a Craven County Building Permit and the appropriate approvals from the Waterways Edge Architectural Review Committee, and once construction of the structure has begun, that property owner must continue construction of that home until that home has reached a stage where the house and all other detached buildings have a completed exterior finish. After construction of the home has reached that level of completion, and if so desired, the property owner may stop construction on that property and let the Craven County Building Permit expire.

7. DOG KENNELS AND ENCLOSURES

Standards for the construction of dog kennels and dog fences have been drawn up by the Architectural Review Committee. Kennels will not be approved for commercial use and cannot be constructed on the water-side of water-fronting lots. Kennel housing can be no larger than 10x20 feet and the fencing no larger than 20x30 feet. All improvements must be architecturally compatible with proposed or constructed improvements on properties in the Community.

8. ACCESS THROUGH WWE-HOA LOT OWNER PROPERTIES TO ADJACENT PROPERTIES

a. Section 3 of the Protective Covenants of Waterways Edge (dated September 20, 1996, recorded at Book 1533, Page 071 of the Craven County Registry) states that "no lot shall be utilized for any purposes other than residential purposes." Pursuant to Sections 4(K) and 15 of the Protective Covenants, the Board of Directors of the Waterways Edge Homeowners Association is authorized to adopt rules regarding conduct and use of properties within Waterways Edge to protect the value of the lots, to preserve the aesthetic qualities of each lot and the tranquility of the owners, and to prohibit any activity, either active or passive, that is reasonably considered to be a nuisance by the Association.

b. Consistent with the purposes stated in paragraph 1, the Board, acting on behalf of the Association, believes it reasonable to take steps to ensure that traffic through Waterways Edge does not exceed that which all lot owners reasonably expected when they bought their lots. Consistent with this belief, the Board has determined that individual lot owners should not be able unilaterally to increase traffic to the detriment of all other lot owners.

c. Therefore, the Board, acting on behalf of the Association, hereby adopts a rule to prohibit any Waterways Edge lot from granting, either explicitly or tacitly, an easement or similar right of access across said lot for the purpose of ingress to or egress from any property not included in the Waterways Edge subdivision and controlled by its Protective Covenants.

d. This rule shall not be interpreted to interfere with Lot 29 owner's right to an existing private drive providing access from Joyner Drive across Lot 29 to additional property purchased before Lot 29, and subsequently joined with Lot 29 into a single lot as described in the Deed recorded on September 23, 2005 (Book 2358, Page 625) in the Craven County Registry of Deeds.

e. This rule has been duly authorized and adopted on September 8, 2006 by the Association's Board of Directors at its scheduled quarterly meeting.

9. PAYMENT IN FULL OF DUES IS REQUIRED - NO PARTIAL PAYMENTS TO BE ACCEPTED

The Waterways Edge Homeowners Association Protective Covenants provide that the owner of every lot is obligated and bound, whether or not expressly stated in any instrument of conveyance, to pay the Association: 1) Annual charges or dues, including supplemental dues; and, 2) Special Assessments; and, 3) Fees, charges or deposits specifically authorized by the Protective Covenants. The Association will not accept a partial payment. Payment is required in full in order to fully discharge the billable amount.
