

CRYSTAL SHORES OWNERS ASSOCIATION, INC.
P. O. BOX 711
SWANSBORO, NC 28584-8049

CURB APPEAL REQUIREMENTS

MAINTENANCE: All lots and structures, whether occupied or unoccupied, shall be kept in a well maintained and landscaped condition so as to produce the best aesthetic effect. No unattractive growth of weeds or underbrush or accumulation of rubbish or trash shall be permitted; provided however, leaving a lot in its natural state is acceptable until graded for development.

A. Turf Area: Each Owner shall keep and maintain each Lot owned by him, including all landscaping located thereon, in good condition. All portions of a lot, which are not improved by an impervious surface or a structure, must be maintained with grass (through seeding or sod), vegetation included in a landscape theme, or natural ground cover consistent with cover found in the common areas. No bare earth may be exposed on a lot (except for flowerbeds or vegetable gardens with appropriate approvals as required). All turf areas on a lot must be kept neatly mowed during the growing season. Grass shall not exceed four (4) inches in height. Turf areas and other vegetation should be maintained in good condition to include watering as required. Turf areas should be kept as weed free as possible.

B. Hedges, Trees, Shrubs: All hedges, trees, shrubs as part of a landscape theme must be neatly trimmed and maintained, and their size maintained in proportion to the lot and home through pruning. Any dead plants, shrubs or trees should be removed.

C. Farm and Garden Items: Farm and garden implements and equipment, including without limitation, lawn mowers, tractors, bush hogs, shovels and rakes, shall be stored out of view from other lots, common areas, or roadways.

D. Wells: Well pumps and pressure tanks must be covered or camouflaged by landscaping and should not be visible.

E. Building Exterior: The exterior of a building must be maintained in an attractive manner. The Owners shall be responsible for maintaining the structural integrity and repair of his/her property. Significant blistering, peeling, or organic staining (mold, mildew, fungus) of exterior painted surfaces is prohibited. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair, must be repaired. All additions, improvements and structures must be properly maintained and in good repair. This includes, but is not limited to structural integrity, painting, staining

F. Fence Specifications: Any fence erected on any lot within the subdivision must be placed behind the rear of the building line of the dwelling. No fences are allowed in

the front yard. All fences will be built to meet all local, town, county and state codes and address specifically those issues concerning fences and hurricanes. All hardware must be rust resistant, and at a minimum, made of galvanized material whether it is nails, bolts, or other hardware used to fasten the fence sections together, the pickets to the fence sections, and the gate(s) to the fence section or post. Plans for erecting fences must be submitted to and approved by the architectural review committee (ARC) prior to any construction. NOTE: The Town of Cedar Point requires written ARC approval before they will issue a permit for the fence. All completed fences must comply with the architectural committee recommendations and will be inspected upon completion. If the fence does not follow fence guidelines or architectural committee recommendations, the homeowner will be responsible for any work necessary to make the fence meet requirements.

G. Trash and Recycle Containers: Each Owner shall keep trash containers and recycle bins stored immediately beside the home, but behind the front of the building. Alternatively, such containers may be camouflaged by landscaping so as to keep them out of view from other lots, common areas, or roadways.

H. Parking: Overnight parking of any vehicle is restricted to owner driveways. There shall be no overnight parking of vehicles on turf areas.

I. Written Notice: If any Owner shall fail to perform the duties imposed by this Section, the Board shall give written notice by certified mail to the Owner to remedy the condition in question, setting forth in reasonable detail the nature of the condition and the specific action or actions needed to remedy such condition. If the Owner shall fail to take reasonable steps to remedy the condition within thirty (30) days after the mailing of the aforesaid notice of violation, the Board shall have Remedies for Non-Compliance as stated in sections VIII and XIII of the Declaration of Covenants Conditions Restrictions and Easements of Crystal Shores.