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Pamlico, NC
Sue H. Whitford Register of Deeds

BK **559** PG **352-360**



**Addendum to the Caraway Cove Subdivision Covenants
Pamlico County**

RECORDED IN BOOK 504 PAGE 522

- 1) Caraway Cove HOA regulations**
- 2) Architectural Control Committee Guidelines**
- 3) Owner Ballot results letter regarding item 1 and 2**
- 4) Letter to owners regarding item 5 Dues**

Edward F. Fletcher
HOA President-Caraway Cove

RETURNED TO: *Fletcher*
DATE RETURNED: *9-16-11*

Caraway Cove HOA Regulations

These regulations have been developed and reviewed by the Board. They are designed to be fair to all homeowners. Please be sure to communicate them to all guests of your property.

1) **Noise**-No excessively loud parties and all "loud noise" should be curtailed by 10 PM.

2) **Overnight Parking**-No overnight street parking (cars or boats).

3) **Boat & trailer parking**-While boating, boats & trailers MUST be parked in designated spot which is Lot 22 or your driveway if lot 22 is full). No overnight parking of boats in lot 22.

-Boats must be parked in the rear of homes or the side of homes with a set back of 5 feet from the front of home, Should it be necessary, you may need to use a boat storage lot in the local area.

-NO Trailer or car parking on Caraway Court. Please use your drive if the appropriate lots are full.

4) **Parking compliance**- cars parked or boat/trailers left overnight on the street or parked illegally will be removed by a towing service at the owner's expense.

5) **Trash at boat ramp**-All trash shall be removed from boat ramp area.

6) **Grass (along roads)**-The association will maintain grass within 5 feet of the roads.

-**culverts** are the responsibilities of the homeowner. The HOA does have a service who will maintain the culvert area for a nominal fee.

-**Yards**-all yard grass must be maintained in a trimmed manner or left natural if no grass.

-lots with a split area may be left natural (uncut) but the culverts must be maintained by homeowner.

-**Compliance**-if homeowner fails to maintain yard; the association will after 14 days written notice; hire a service to do maintenance and access homeowner the full cost plus a \$100 charge.

7) **Boat ramp**- the boat ramp and dock are for the use of ALL and therefore the ramp is for loading and unloading only (NO Parking). The Dock is small and boat parking at the dock should be limited to 15 minutes.

Caraway Cove HOA Regulations

This document has been approved by the board and shall be adopted as an addendum to the Caraway Cove Subdivision-Declaration of restrictive and protective covenants. It will be used a guideline for the appearance of our development. Its intent is to insure consistency and will therefore not be subject to modification under Caraway Cove Covenants- Article X-General Provisions-Section 3 Modifications of Restrictive Covenants and would require a 90% vote of owners to modify these guidelines.

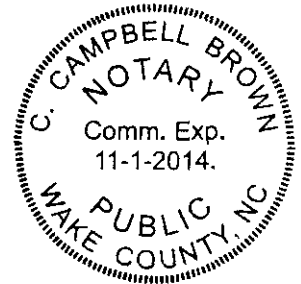
Your board wants to make this a first rate development that we can be proud of and reap the rewards of our investments. If you have any questions regarding these regulations, please feel free to call me at 919-349-0557.

Ed Fletcher
HOA President
Caraway Cove
5/11/2010



Wake County, North Carolina
9/15/11

Signed and sworn to me by Edward Fletcher
C. Campbell Brown
C. Campbell Brown, Notary Public
My Commission Expires: 11-1-2014



Architectural Control Committee Guidelines

All construction must comply with the restrictive and protective covenants & be approved by the Architectural Control Committee. The committee will make every effort to have a written response within 15 days of receipt of ALL documents.

1) Home construction:

- minimum of 1800 heated square feet
- minimum of 6-12 roof pitch (shingle or red or green aluminum)
- foundation of concrete; brick or stone
- main exterior structure of wood; brick; fiber-cement siding; or stone (log cabin; cedar shake; etc.)
- comply with build upon area & wetland regulations
- home colors-prefer natural colors to maintain aesthetics of development.
no florescent or bright colors
(e.g.: orange; bright red; bright blue or green.)
- Builders insurance or \$5000 as specified in covenants

-Garages & other detached buildings:

Exterior and roof (style and material) must match home.

2) Fence construction;

- wood or iron construction (no white plastic)
- slat style-slat and gap must be equal in inches
- max height of 6 feet – and should not extend beyond a point that is setback 5 feet from the front of the home. No fences are to be placed in the front of home. Please consider electric fences to contain pets.
- Please consider shrubs or trees in lieu of fences.

3) Driveway & Culvert construction:

- asphalt; concrete; or gravel except the last 20 feet adjacent to association roads are to be constructed of asphalt or concrete.
- culverts- pipe must be 15 inches in diameter and ends must be capped to prevent erosion (stone; brick or concrete)

4) Mailbox

- constructed of a 4inch by 4 inch post with a black mailbox
- the post should be stained/painted light grey in color

5) Exterior lighting

- ornamental design preferred (1 mercury vapor light is allowed-placement must be such that it doesn't impede on other homeowners property)

6) Trees & shrubs

- all homeowners should finish their yard with shrubs of their choice in the front of the home and at least one tree no less than 10 feet in height in the front yard - an existing tree is acceptable. Committee would recommend a Maple or other tree that provides fall color.

7) Piers and docks

- must meet all CAMA Handbook for development in NC rules and regulations (NC Div. Of Coastal Control 1-888-4RCOAST)

8) Compliance

- all homes must meet the specifications specified in the **Declaration of Restrictive and Protective Covenants filed with Pamlico county Book 504/Page 522.**

-Failure to comply-any property owner not in compliance shall be given a 30 day written notice to take corrective action. After the 30 day warning period has expired; an assessment will be levied at the rate of \$50 per day until such issue is corrected. Should it be necessary for the association to seek legal means; the assessment will be in addition to legal fees and court costs.

9) Additions or modification after original build

- All modifications or additions (to include color changes) must be approved by the Architectural Control Committee PRIOR to the start of construction.

This document has been approved by the board and shall be adopted as an addendum to the Caraway Cove Subdivision-Declaration of restrictive and protective covenants. It will be used a guideline for the appearance of our development. Its intent is to insure consistency and will therefore not be subject to modification under Caraway Cove Covenants- Article X-General Provisions-Section 3 Modifications of Restrictive Covenants and would require a 90% vote of owners to modify these guidelines.

Your board wants to make this a first rate development that we can be proud of and reap the rewards of our investments. If you have any questions regarding these guidelines, please feel free to call me at 919-349-0557.

Please forward plans and any questions to:

Edward Fletcher
Caraway Cove HOA President
edwardffletcher@gmail.com
919-349-0557



Wake County, North Carolina
9/15/11

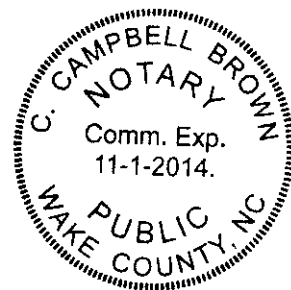
Signed and sworn to me by Edward Fletcher



C. Campbell Brown, Notary Public

My Commission Expires: 11-1-2014

5/17/2010





Edward F. Fletcher
HOA President-Caraway Cove

July 12, 2011

Caraway Cove Homeowners

RE: Ballot results regarding Architectural Guidelines and HOA Regulations

Results:

-29 returned votes in favor of the documents

Note: In actuality, the developer is a Class II owner and by the covenants receives 10 votes for each of his lots (4). For our purposes we only counted them as one vote so you would see how the majority of the owners voted. He did vote in favor of the documents (40 votes).


-2 returned votes not in favor of the documents

-no vote submitted-2 lots in foreclosure; 4 lots with unpaid dues; & 8 lots have chosen not to vote (2 had no current address; phone or E-mail address). The lots that haven't paid dues will have a lien placed on their property.

So as you can see, the majority of the homeowners have voted in favor of the documents (The covenants require 67 %). The documents will be recorded with the Wake County office of records and deeds.

Thanks for taking the time to vote and please keep your E-mail address updated. We will be using E-mail as our primary means of communication.

Sincerely,


Edward Fletcher
919-349-0557
EdwardFFletcher@gmail.com

Wake County, North Carolina

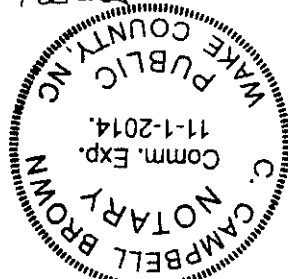
9/15/11

Signed and sworn to me by Edward Fletcher



C. Campbell Brown, Notary Public

My Commission Expires: 11-1-2014





Edward F. Fletcher
HOA President-Caraway Cove

May 26, 2011

Fellow homeowners,

The intent of this letter is to update you on the status of our development and solicit ideas that you may envision. Our development remains in its early stages and coupled with the economic conditions, progress has been slow. We had a Spring Board Meeting in April and many of the previous issues were reviewed and some plans put into action.

- 1) **Developed Architectural Control Committee Guidelines and Caraway Cove HOA regulations.** These were taken from the covenants and in some instances further defined to prevent any confusion in interpretation. They further assure consistency and fairness in all matters. Each document is attached for your review. These documents will need to be approved by the owners and therefore any owner (in good standing = all dues paid to date) will have the right to vote. **Enclosed you will find a ballot with an addressed envelope to return your vote. Please reply no later than June 26, 2011.** The ballots will be counted on June 27, 2011. You will be notified of the results shortly thereafter.
- 2) **Boat ramp**-With the help of Alvie Lee (the gentleman that we have hired to maintain the property), we have been able to reduce the use by non owners. Further, we have been able to reduce the trash being left in the common areas.
- 3) **Boat ramp**- we are in the process of obtaining quote to repair the boat ramp so that it is usable for all. The ramp was existing (the developer didn't install it) and doesn't extend far enough for boats larger than a row boat to launch. I'll keep you informed.
- 4) **Budget**-We were able to get you a Balance sheet of the association's assets. We further plan to develop an operating budget to be used to guide our financial decisions.

5) **Dues**-Most would think that this item doesn't need addressing BUT, please pay your dues on time and if dues are outstanding, please resolve any balances. Unfortunately, we have a need to develop stronger means to resolve unpaid balances. They were approved by the board and are as follows:

- Letter and Email of past dues
- Dues over 6 month from due date--\$100 plus interest of 1%mo. /12% yr. from the due date.
- Finally, a lien will be placed on the property with Pamlico County and a collection agency will be employed. Please be aware that no building plans can be reviewed unless all past dues are paid.

6) **Communications with owners.** As you know, we operate on a small budget. **We would prefer to use E-mail as the primary means to communicate current issues with you.** If you could please take the time to E-mail me your current E-mail address I will update the database. Further, if you have a change of address or phone, please E-mail me the current information again to keep the database up to date.


7) **Entry**-Unfortunately, the developer has yet to construct the entrance. I am hopeful that he will at least provide financial support and we could get started on the project.

I would like to request that you take the time to inform me of your concerns and ideas on our development. I assure you that I will take them to the board for consideration. Please feel free to E-mail me at the address below or call my cell. Please understand that I travel out of the country regularly and will get back to you in a timely manner.

Please take the time to vote.

Sincerely,


Edward Fletcher
919-349-0557
EdwardFFletcher@gmail.com

Wake County, North Carolina
a/15/11
Signed and sworn to me by Edward Fletcher

C. Campbell Brown, Notary Public
My Commission Expires: 11-1-2014

