

NATURES COVE HOMEOWNER'S ASSOCIATION

Rules and Regulations

- No Dogs (or other animals) will be allowed in the pool area. **MDEQ VIOLATION**
- No motorized vehicles including golf carts and ATVs will be allowed in the pool area. No one under 21 can be on an ATV on the streets and are off limits after dark.
- Only homeowners that are current with their homeowner's dues will be able to vote on HOA issues.
- The board of directors cannot act on purchases over \$2500.00 (other than budgeted line items) without a 75% approval of the homeowners, unless that expense is a repair.
- No homeowner can exclude any other homeowner from the use of the common areas for their own specific event. If a homeowner elects to have an event using the common area, all other NC homeowners are welcome to use the facilities. That homeowner is responsible to have the clubhouse cleaned after the event.
- It is understood and agreed that all homeowner's abide by the state pool rules as posted. This especially includes no glass/bottles in the pool area.
- If a homeowner or their guest has an accident in the pool, they will be financially responsible for the chemical clean up.
- In order to remove the temptation from our underage children and guests, no liquor is to be stored overnight at the clubhouse. All left over liquor will be removed. **NO UNDERAGE DRINKING ON COMMON GROUNDS WILL BE ALLOWED.**
- The last one at the pool should make sure that the gates are locked up and secure. All debris cleaned up. Music to be turned down by Midnight.
- No children under 12 , are allowed unaccompanied at the pool or pier.
- No children under 12 , are allowed to drive golf carts and the like after dark.
- Renters or guests are allowed to use the common areas, however are **NOT ALLOWED** to have events in the common area, without the unit owner present.
- All leases must be submitted 60 days in advance and approved by the NCHOA board, with a \$500 security deposit for the common area. Appropriate lessee contact information is required.
- All leases must be at least 30 days long.
- All leases must be accompanied by a certificate of insurance, naming the NCHOA as additional insured.

- All dogs must be on leashes, all doggie dooty must be cleaned up immediately.
- All new construction must be approved by the NCHOA board and a \$5000 common area security deposit must be submitted before a building permit will be issued.
- It is the responsibility of the homeowner to control the construction debris when constructing on their property.

Respectfully submitted,

NCHOA

Acknowledged:

_____, Lot _____
Name/address