

**Stoney Point Harbor
Policies Approved by Board of Directors**

Revised 3-22-2010

Authority and Responsibilities of the Stoney Point Harbor Board

The Stoney Point Harbor Homeowners Association Board is guided by and operates under the Bylaws and Declaration of Covenants, Conditions, and Restrictions of Stoney Point Harbor as well as Chapter 47F, North Carolina Planned Community Act, Article 3, Management of Planned Community, with respect to conducting its duties.

Adopted 3/3/07

For Sale Signs

Only “For Sale” signs previously adopted by the Stoney Point Harbor Board of Directors are permitted. For sale signs will be 10”x15”, green background with white lettering placed on a 3’ high, white 2”x4,” 2” down from top of the 2”x 4,”as follows:

(Example #1)
FOR SALE
URCHOICE Realtor
888-234-5678

OR

(Example #2)
FOR SALE
Don & Mary Smith
336-678-1234

One sign is permitted on the road (in the center of the lot) in the development and one sign is permitted on the lake side (if applicable).

The real estate company or the private owner will be responsible for the cost and erection of the sign after first working with the Chair of the Facilities Committee to determine location of said signs.

Signs will be purchased from Pruett Signs (to ensure conformity), Lexington, NC.

(Approved 05/29/04)

Use of Boat Ramp and Community Dock

The boat dock, access road, and loading area are community property for use by all owners and their guests. Those using these facilities are asked to load and unload expeditiously but in no case leave trailers, boats, or vehicles unattended for more than 45 minutes. (Approved 8/5/06)

Junk Definition - SPH HOA Architectural Review

Junk: any object or combination of objects that have little or no functional, aesthetic, or economic value (e.g., something useless or unsightly), is within sight of neighbors, and left indefinitely could affect the property value, safety, and enjoyment of others within the development.

Standard dictionary definitions of junk, such as: *Noun*, any old or discarded material, as metal, paper, or rags. Anything that is regarded as worthless, meaningless, or contemptible, trash; *Synonyms*, rubbish (worthless material that is to be disposed of), litter (objects strewn or scattered about; a pile), debris (the remains of something that has been destroyed or broken up), refuse (items or material discarded or rejected as useless or worthless). (HOA Board approved: 2/3/07)

Architectural Review / Building – (3-31-2007)

1. The ARC is to make recommendation to the Board for their approval as to the amount of the building bond that should be returned to a homeowner at the end of a project requiring such a bond.
2. Board approval is required for any ARC recommendation to approve construction of a visible fence.
3. The Board voted to give the ARC authority to require a homeowner to plant new trees as a condition for approval of removal of existing trees. This does not mean tree removal requests will automatically be approved if owner plans to plant new trees or that replanting will automatically be required.

Outdoor recreational equipment

In principle, outdoor equipment for recreational or related purposes shall blend with the natural setting including materials, colors, texture, etc. and must have ARC approval.

Approved October 6, 2007

Stoney Point Dry Boat Storage Area Policy (Added 3-22-2010)

The Declaration of Restrictive Covenants deeded an area to the Association for a Dry Boat Storage area or for any other use permitted in these Restrictions, for its use and maintenance. Stoney Point Dry Boat Storage Area (herein referred to as storage area) is 3.25 acres and will accommodate items about 10 feet wide. Additional land is available to enlarge the storage area. If an owner has a long item such as a motor home, you will be expected to park in a manner that will not interfere with the center maneuvering area to both protect your item and assist others in parking their items.

DUTIES

Board of Directors

When the occupancy of the current storage area reaches 100% the Board will actively pursue the enlargement of the storage area to accommodate other owners.

Stoney Point Facilities Committee.

Will maintain the locks on the gates in working order.

Keep the Board of Directors advised on the occupancy status of the storage area.

Notify owners when their stored item needs attention.

Notify the Board when maintenance is required.

Users Responsibilities

Identify your property by placing your lot number in an easily visible place on each item you have in storage. (It is suggested that this be with weather proof 1 inch x2 inch numbers.

Park as far to the rear of their space in order to provide as much open space in the center of the area to allow maneuvering space for others to park their vehicles.

There is a bumper at the rear of the each space to help protect the fence and the storage item, it may or may not be located in a position that accommodates the length of the storage item. So if need be, provide your own stops to protect both the item and the fence.

Notify property owner of damage done to their property in the event that this occurs or contact a Facilities Committee member to do so if you do not know who the owner is.

Ensure that the gates are securely locked when departing the area.

Mission & Criteria for the SPH Architectural Review Committee (ARC)

Mission

The purpose of covenants includes meeting the promise of a community environment consistent with the hopes and aspirations of those who purchase and choose to live on the property now and in the future. Stoney Point Harbor is a gated, wooded, lakeside development of properties that constitute a sizable investment for all owners. From its inception, the original developer provided covenants and restrictions that help to define the nature of the community. While flawed at best, the documents make clear that certain values were to be adhered to and architectural review was intended as an on-going benefit to all who invested here.

The SPH ARC is responsible for overseeing the review and enforcement of the covenants. As a consequence, they must make decisions that are for the good of the community, the preservation of the nature of this unique development, and a protection for the owners' investments in their individual properties.

Criteria

Among the criteria the ARC follows in rendering decisions associated with architectural review are the following in the form of questions:

1. Will making an exception set a precedent that could be construed as invalidating one or more covenants?
2. Will approving requests for structures, fencing, etc. in any way potentially violate the privacy, aesthetics, or rights of adjacent property owners, now or in the future?
3. Will approving a request contribute to a change in the nature and character of this community (e.g., deforesting, storing vehicles, multiple family dwellings, above ground recreational equipment such as pools or trampolines, etc.?)
4. Will adjacent property owners be subjected to nuisances such as noise, smells, or intrusive activities of their neighbors as a consequence?

These are not an exhaustive list of questions but representative of any deliberations prior to rendering a decision that could set a precedent. To the extent possible, the ARC is disposed to approve requests for improvements to each owner's property. When the above questions and those of like kind can be answered with a simple "no problem," the ARC will be pleased to approve such requests.

November, 2007