

Welcome to Mariner's Pointe at SmithStone

Did You Know ...

January 7, 2010

- ❖ You live in a managed community.
- ❖ Everyone in Mariner's Pointe is expected to abide by the 43 pages of rules called "...Covenants, Conditions, and Restrictions..." (CC&Rs).
- ❖ If you do not have a copy of CC&Rs and want one, you may contact Hawthorne Management Co. Renters need to contact their landlords for copies of the CC&Rs. You can read and print the CC&Rs, the full Parking Regulations and Architectural Approval Forms on our community's web site: <http://marinerspointehoa.org>.
- ❖ You can be fined for violating the community's rules.
- ❖ Hawthorne Management Company is responsible for enforcing the CC&Rs, not the Board of Directors.
- ❖ Hawthorne Management regularly conducts walks through the community and sends violation letters, when warranted, based solely on those observations.
- ❖ Beyond about four (4) feet in front of your house and about eight feet behind it, the land belongs to the community.

The Board of Directors thought that a review of some of the CC&Rs in condensed version would be helpful to everyone. If everyone knows and follows the rules, we'll have a pleasant, attractive neighborhood.

Parking

You may park vehicles:

- ✓ In your driveway and garage
- ✓ In the two spaces marked with your house number near the front of your home
- ✓ On Mariner's Pointe Circle on the side without mailboxes and behind the white lines between 8:00 AM and 10:00 PM
- ✓ On Sail Pointe Lane and Lake Breeze Lane next to the curbs, behind the white lines, not interfering with mailboxes
- ✓ In any overflow parking space, which may be occupied on a first come-first served basis. These spaces are neither marked with a house number nor indicated as a *Visitor* space. There are a few spaces to the left and right of the main entrance off Mariner's Pointe Circle, as well as several spaces on Lake Breeze Lane and Sail Pointe Lane near the common area.
- ✓ Spaces marked *Visitor* are not to be used by residents.

You may not park vehicles:

- ✓ Along the curbs on Mariner's Pointe Circle between 10:00 PM and 7:59 AM
- ✓ On the paved area between 7920 Mariner's Pointe Circle and 7930 Mariner's Pointe Circle
- ✓ On Mariner's Pointe Circle from Smith Harbour Drive and the left and right curbed arms of Mariner's Pointe Circle
- ✓ For more than four (4) consecutive days in any common parking area unless you notify a board member that you will need to leave a vehicle in the same place for more than four (4) days,
- ✓ In front of any other resident's home, regardless of whether the resident is or is not currently in residence.
- ✓ With any signage.

Appearance of Yards and Homes

- ✓ Residents are responsible for keeping their porches, front and back yards neat and debris free - no cigarette butts, food containers, animal waste, etc.
- ✓ Sports equipment, children's toys, lawn/garden tools/supplies, coolers, clothing, etc. may not be left on a front yard, walk way, or porch.
- ✓ Any alteration to the visible part of your home, including, but not limited to the installation of a storm door, changes to the front shrubbery or the addition of a deck/fencing, etc. requires approval by the Mariners Pointe Landscape/Architectural committee. You will find the Architectural Approval Form and additional information about this process on our website: <http://marinerspointehoa.org>.
- ✓ Vehicle repairs, except changing a tire, may not be done in driveways or on any street in the community.
- ✓ Lawn services are provided for all open areas. Fenced in areas must be maintained by the resident.
- ✓ Children are not allowed to ride bicycles, scooters, or skateboards on grassy areas, porches, or walkways leading to fronts of homes.
- ✓ You must contract with a garbage collection service if you want curbside garbage pick up. Garbage cans may be on the curbs for only 24 hours. Or, you may use one of Lincoln County's convenience sites (included as part of your Lincoln County Tax assessment).
- ✓ Flags may not exceed 4'by 6'. All flags must be in good taste.

Pets

- ✓ All pets outside of a residence must be inside an approved fence or on a leash.
- ✓ All pets (including cats) may be carried outside a residence, but are not permitted to roam freely.
- ✓ Pet owners must clean up pet waste immediately from their yards and all common areas. A disposal can and bags are provided in the common area.
- ✓ All pet owners must ensure that their pets do not disturb others with excessive noise, including barking.

Children and Adults

- ✓ Due to safety and parking issues, games are not allowed in the streets of Mariners Pointe.
- ✓ If you have children, you'll be happy to know that there is a play area behind 7994 Mariners Pointe Circle built by the Colvins. This play area is open to all and offers a delightful, safe alternative to children playing in the streets.
- ✓ Use of the center common area is permitted but may not be used for any team sport. You will find a great area for team games or individual play on the left when you turn onto Smith Harbour Drive.

Insurance

While the HOA carries insurance on the exterior of buildings, you need to purchase insurance on the contents and interior of your home. See CC&Rs, Section 11.4.

Any questions, complaints or concerns regarding the general information, appearance and/or safety of the community may be directed to:

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